TOEROEK
ASSOCIATES, INC.

December 6, 2018

Ms. Shari Kolak
U.S. EPA Region 5, SR-5J
77 W. Jackson Boulevard
Chicago, IL 60604

Re: EPA Contract No. EP-S5-14-01; Task Order No. 001;
Work Order No. B5EN11072018;
East Troy Contaminated Aquifer Site – Property Appraisal Report

Dear Ms. Kolak:

On November 7, 2018, the U.S. Environmental Protection Agency (EPA) issued Work Order No. B5EN11072018 under Task Order No. 001 to Toeroek Associates, Inc. (Toeroek). EPA requested that Toeroek obtain a professional property appraisal for the East Troy Contaminated Aquifer Site (the Site), located at 301 East Water Street, Troy, Ohio. EPA requested that the appraiser determine the fair market value of the property in its current contaminated state as well as the fair market value after the property is cleaned up. Toeroek obtained the services of B.E. Schenck & Associates, LLC (B.E. Schenck) to perform the property appraisal.

Enclosed please find the Appraisal Report prepared by B.E. Schenck for the property. Please let Sara Habert know if you would like to discuss this report with B.E. Schenck or if you have any other questions or comments. You may contact Ms. Habert at 312-292-9554 with any questions or comments. Thank you for the opportunity to work with you on this project.

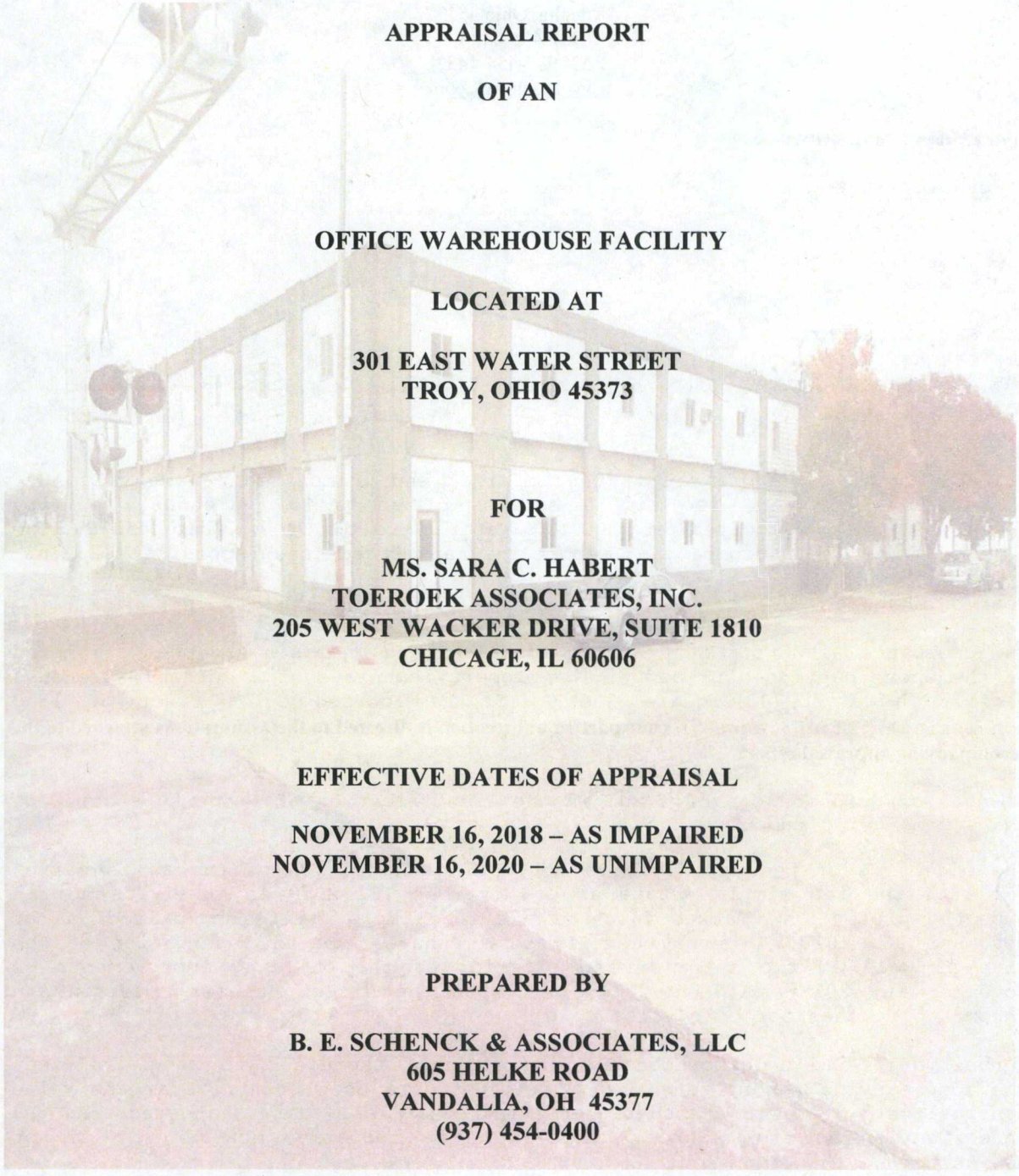
Sincerely,

Kim Shultz
ESS V Program Manager

Enclosure

cc: S. Hersh, EPA Region 5
E. Quigley, EPA Region 5
Toeroek, ESS V File (TO-001)

205 West Wacker Drive
Suite 1810
Chicago, IL 60606
www.toeroek.com



APPRAISAL REPORT

OF AN

OFFICE WAREHOUSE FACILITY

LOCATED AT

301 EAST WATER STREET
TROY, OHIO 45373

FOR

MS. SARA C. HABERT
TOEROEK ASSOCIATES, INC.
205 WEST WACKER DRIVE, SUITE 1810
CHICAGE, IL 60606

EFFECTIVE DATES OF APPRAISAL

NOVEMBER 16, 2018 – AS IMPAIRED
NOVEMBER 16, 2020 – AS UNIMPAIRED

PREPARED BY

B. E. SCHENCK & ASSOCIATES, LLC
605 HELKE ROAD
VANDALIA, OH 45377
(937) 454-0400

B. E. Schenck & Associates LLC

Real Estate Appraisers and Consultants
605 Helke Road
Vandalia, Ohio 45377
937-454-0400
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www.beschenck.com

Bruce E. Schenck, MAI, SREA, SRA

File No.: 180365

December 4, 2018

Ms. Sara C. Habert
Toeroek Associates, Inc.
205 West Wacker Drive
Chicago, IL 60606

REFERENCE: Appraisal of the impaired and unimpaired market values of the fee simple estates of an office warehouse facility located at 301 E. Water Street, Troy, Ohio 45373. The accompanying report is transmitted in an Appraisal Report.

Dear Ms. Habert,

In accordance with your request, an appraisal and analysis has been completed of the above captioned property. The property consists of an office warehouse facility with 55,703 square feet. It is located on a tract of land consisting of 1.463 acres. **Your particular attention is directed to the assumptions attached to the accompanying appraisal report.**

A Legal description can be found in the Identification of Property section of the accompanying report.

The objective of the appraisal is to provide an opinion of the as is market value of the fee simple estate as of November 16, 2018 as impaired and the expected prospective market value of the fee simple estate unimpaired, as of November 16, 2020. I hereby certify that I have made an observation of the site as well as the interior and exterior of the building improvements on November 16, 2018. I have fully developed the direct sales comparison and income approaches for both values.

Furthermore, the neighborhood and market data therein have been analyzed. The accompanying report sets forth pertinent data used to arrive at the value conclusions. It is further certified that all data gathered in the investigation is from sources believed to be reliable, however, it is not warranted.

The American Disability Act ("ADA") became effective January 26, 1992. I have not made a specific compliance survey of the improvements to determine whether or not they are in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with the detailed analysis of the requirements of the ADA could reveal that the improvements may not be in compliance with one or more of the requirements of the act. If so, this fact could have a negative affect upon the value of the property. Since I have no direct evidence relating to this issue, I did not consider possible non-compliance with the requirements of the ADA in estimating the value of the property.

The values as reported are of the real property only, as they do not include any personal property. No intangible values were considered to have an influence on the final opinions of value.

As a result of my analysis, the final opinion of the expected prospective market value of the fee simple estate of the subject property, unimpaired, as of November 16, 2020 is:

TWO HUNDRED FIFTY-FIVE THOUSAND DOLLARS

$255,000

As a result of my analysis, the final opinion of the as is market value of the fee simple estate of the subject property as impaired, as of November 16, 2018 as contaminated is:

NO VALUE

EXTRAORDINARY ASSUMPTION: (an assignment specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions)	**It is an extraordinary assumption that the appraiser has relied on the scientific information supplied by Shari Kolak, United States EPA, referenced in the "Proposed Plan For Interim Source Area Cleanup East Troy Contaminated Aquifer Site (ETCA) Troy, Miami County, Ohio" and other information contained in the appraiser's file. This information includes the nature and extent of the contamination, estimates of future remediation costs and their timing, liabilities for cleanup, potential for off-site impacts, and other environmental risk factors, as may be relevant.**

Thank you for this opportunity to be of service. If any questions arise or additional information is needed, please so advise.

Respectfully submitted,

B. E. Schenck & Associates, LLC

Bruce E. Schenck, MAI, SREA, SRA

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CERTIFICATION:

I/We certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my/our personal, impartial and unbiased professional analyses, opinions, and conclusions.
3. I/We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. My/Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. My/Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. My/Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. Bruce E. Schenck has made a personal observation of the property that is the subject of this report.
9. No one provided significant real property or personal property appraisal assistance to the person(s) signing this report.
10. I certify that this appraisal assignment was not based on a requested minimum valuation, a specific valuation or the approval of a loan.
11. My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
12. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
13. As of the date of this report, Bruce E. Schenck has completed the requirements of the Continuing Education Program of the Appraisal Institute.
14. I have not performed professional services regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

Effective Date of Appraisal	
As Is:	November 16, 2018
As Remediated:	November 16, 2020
Date of the Report:	December 4, 2018

Bruce E. Schenck, MAI, SREA, SRA

SUMMARY OF SALIENT FACTS

LOCATION:	301 E. Water Street Troy, Ohio 45373
OWNER OF RECORD:	Lot 7826 Hobart Cabinet Company Pt Outlot 127, Inlots 88-89-326-954-955-956 Edward J Hobart - 46.66667% Charles C Hobart Jr. Trustee - 26.66667% Jon A Hobart - 26.66667%
LAND AREA:	1.236 acres
IMPROVEMENTS:	Office Warehouse Facility
ESTATE UNDER APPRAISEMENT:	Fee Simple Estate
OCCUPANCY:	Owner Occupied
ZONING CLASSIFICATION:	M-2, Light Industrial District Well Head Protection District Historic District - A portion of the building
PRESENT USE:	Office Warehouse
AS IS AS IMPAIRED	
FINAL AS-IS IMPAIRED MARKET VALUE OPINION:	**NO VALUE**

EXPECTED PROSPECTIVE AS UNIMPAIRED 12/16/2020

OPINION OF VALUE BY THE DIRECT SALES COMPARISON APPROACH:	$250,000.00
OPINION OF VALUE BY THE INCOME APPROACH:	$260,000.00
FINAL AS UNIMPAIRED MARKET VALUE OPINION:	**$255,000.00**

EXTRAORDINARY ASSUMPTION: (an assignment specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions)	**It is an extraordinary assumption that the appraiser has relied on the scientific information supplied by Shari Kolak, United States EPA, referenced in the "Proposed Plan For Interim Source Area Cleanup East Troy Contaminated Aquifer Site (ETCA) Troy, Miami County, Ohio" and other information contained in the appraiser's file. This information includes the nature and extent of the contamination, estimates of future remediation costs and their timing, liabilities for cleanup, potential for off-site impacts, and other environmental risk factors, as may be relevant.**

DATE OF OBSERVATION:	November 16, 2018
DATE OF REPORT:	December 4, 2018
EFFECTIVE DATES OF APPRAISAL:	
AS IS AS CONTAMINATED	November 16, 2018
AS REMEDIATED:	November 16, 2020
EXPOSURE TIME:	24-36 Months As Impaired
APPRAISER:	Bruce E. Schenck, MAI, SREA, SRA

TYPE OF REPORT:

This is an Appraisal Report, which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice for an Appraisal Report. As such, it presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated below. The appraiser is not responsible for unauthorized use of this report

This Appraisal report, the Letter of Transmittal and the Certification of Value are made expressly subject to the following assumptions, extraordinary assumptions, and hypothetical conditions contained here and in the report.

EXTRAORDINARY ASSUMPTIONS: (an assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions)

It is an extraordinary assumption that the appraiser has relied on the scientific information supplied by Shari Kolak, United States EPA, referenced in the "Proposed Plan For Interim Source Area Cleanup East Troy Contaminated Aquifer Site (ETCA) Troy, Miami County, Ohio" and other information contained in the appraiser's file. This information includes the nature and extent of the contamination, estimates of future remediation costs and their timing, liabilities for cleanup, potential for off-site impacts, and other environmental risk factors, as may be relevant .

HYPOTHETICAL CONDITIONS: (a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis)

There are no hypothetical conditions applicable for this analysis.

GENERAL ASSUMPTIONS: (that which is taken to be true)

1. This is an Appraisal Report that is intended to comply with the reporting requirements set forth under Standard Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice for an Appraisal Report. The appraiser is not responsible for unauthorized use of this report.
2. No responsibility is assumed for legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated in this report
3. The property is appraised free and clear of any or all liens and encumbrances unless otherwise stated in this report.
4. Responsible ownership and competent property management are assumed unless otherwise stated in this report.
5. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
6. All engineering is assumed to be correct. Any plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
7. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
8. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in this report.
9. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless non-conformity has been stated, defined, and considered in this appraisal report.

10. It is assumed that all required licenses, certificates of occupancy or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report are based.
11. Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed or implied unless otherwise stated in this report. No survey has been made for the purpose of this report.
12. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless otherwise stated in this report.
13. The appraiser is not qualified to detect hazardous waste and/or toxic materials. Any comment by the appraiser that might suggest the possibility of the presence of such substances should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such determination would require investigation by a qualified expert in the field of environmental assessment. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The appraiser's value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value unless otherwise stated in this report. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover them. The appraiser's descriptions and resulting comments are the result of the routine observations made during the appraisal process.
14. Unless otherwise stated in this report, the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the Americans with Disabilities Act. The presence of architectural and communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility.
15. Any proposed improvements are assumed completed in a good workmanlike manner in accordance with the submitted plans and specifications.
16. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocation for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
17. Possession of this report, or a copy thereof, does not carry with it the right of publication. The report may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event, only with proper written qualification and only in its entirety.
18. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news sales, or other media without prior written consent and approval of the appraiser.

The American Disability Act ("ADA") became effective January 26, 1992. I have not made a specific compliance survey of the improvements to determine whether or not they are in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with the detailed analysis of the requirements of the ADA could reveal that the improvements may not be in compliance with one or more of the requirements of the act. If so, this fact could have a negative effect upon the value of the property. Since I have no direct evidence relating to this issue, I did not consider possible non-compliance with the requirements of the ADA in estimating the value of the property.

PURPOSE OF THE APPRAISAL:

The objective of the appraisal is to provide an opinion of the as is market value of the fee simple estate as of November 16, 2018 as impaired and the expected prospective market value of the fee simple estate unimpaired, as of November 16, 2020. I hereby certify that I have made an observation of the site as well as the interior and exterior of the building improvements on November 16, 2018. Based on the scope of the assignment, the direct sales comparison and income approaches were developed and reported in this Appraisal Report.

INTENDED USE & INTENDED USER OF THE REPORT:

The intended use of the appraisal is to assist the client, Sara C. Habert, Toeroek Associates, Inc., in providing opinions of the as is as contaminated and the expected prospective as remediated market values of the subject property. The intended user of the appraisal is Toeroek Associates, LLC and the US Environmental Protection Agency; no other intended users are identified. The appraisal is transmitted in an Appraisal Report. The appraisal has been prepared and is in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP) as approved by the Appraisal Standards Board of the Appraisal Foundation. This appraisal was prepared in accordance with the requirements of FIRREA Title XI as amended and any implementing regulations. It has also been prepared in accordance with the Code of Ethics and Standards of Professional Practice of the Appraisal Institute.

CLIENT OF THE REPORT

The client of the report is Toeroek Associates, LLC.

DEFINITIONS:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

(Source: Office of the Comptroller of the Currency under 12 CFR, Part 34, Subpart C-Appraisals, 34.42 Definitions [f].)

Impaired Value The market value of the property being appraised with full consideration of the effects of its environmental condition and the presence of environmental contamination on, adjacent to, or proximate to the property. Conceptually, this could be considered the "as is" value of a contaminated property.

(Source: USPAP Advisory Opinion 9)

Unpaired Value The market value of a contaminated property developed under the hypothetical condition that the property is not contaminated

(Source: USPAP Advisory Opinion 9)

DATE(S) OF VALUE OPINIONS:

AS IS AS IMPAIRED	November 16, 2018
EXPECTED PROSPECTIVE AS UNIMPAIRED	November 16, 2020

PROPERTY RIGHTS APPRAISED:

Fee Simple Estate –
Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.
(Source: The Dictionary Of Real Estate Appraisal, Sixth Edition, Published by the Appraisal Institute)

ADDITIONAL SCOPE OF WORK AND REPORTING PROCESS:

The appraisal report is intended to be an appraisal assignment and it is our intent that the appraisal service is to be performed in such a manner that the results and the analyses, opinions or conclusions be that of a disinterested third party. It is our intent that all appropriate data deemed pertinent to the solution of the appraisal problem be collected, confirmed, and reported in conformity with the Uniform Standards of Professional Appraisal Practice. The extent of the work and the size of the report are intended to be appropriate in relation to the significance of the appraisal problem and the client's request.

The data collected in the Direct Sales Comparison and Income Approaches were obtained from office files, County Records, CoStar, multiple listing services, real estate agents, grantors, grantees, and-or other appraisers. This information is believed to be accurate but is not warranted.

In preparing this appraisal, **the appraiser**

- Made a physical observation of the subject site as well as the interior and exterior of the building improvements;
- Physically measured the subject property;
- Gathered additional information concerning the subject property from county records, the City of Troy, office files and the US EPA;
- Estimated the highest and best use of the property as if vacant and as improved based on the existing environmental contamination present on the site;
- Gathered information on comparable improved sales in the general market area for the impaired and as unimpaired value opinions;
- Confirmed and analyzed the data and applied the direct sales comparison approach to the property as impaired and unimpaired;
- Gathered information on comparable rentals, vacancies, expenses, and capitalization rates;
- Analyzed the data and applied the income approach to the property to arrive at an impaired and unimpaired opinions of market value;
- Due to the age of the improvements and the difficulty in estimating

depreciation from all causes, the cost approach was not considered to be applicable and is not necessary to produce credible results;

- Reconciled the opinions of market value from each approach;

COMPETENCY PROVISION:

B. E. Schenck & Associates, LLC has had significant experience with appraising and reviewing residential, industrial, commercial, and special purpose properties. The objective of the appraisal is to provide an opinion of the as is market value as contaminated of the fee simple estate as of November 16, 2018 and the expected prospective market value as remediated as of the effective date of November 16, 2020. The appraiser has the knowledge and experience required to perform the specific appraisal services requested by the client. The appraiser has also relied upon information from the United States Environmental Protection Agency concerning the contamination that is present at the subject site.

IDENTIFICATION OF THE PROPERTY:

The subject is located at 301 E. Water Street, Troy, Miami County, Ohio 45373. It is legally described as follows:

Situate in the City of Troy, County of Miami, in the State of Ohio and being Inlot Number 7826 in Troy, Miami County, Ohio, as shown in Plat Book 16, Page 126 of the Miami County Recorder's Record of Recorded Plats.

This deed is executed, acknowledged and delivered by the Grantors and accepted by the Grantees subject to all easements, restrictions and covenants of record, applicable building, zoning and use regulations, and Grantees assume and agree to pay the June, 1996 installment of taxes and assessments and thereafter.

TRACT II: Being an undivided one-fifteenth (1/15) interest in the following parcel:

PARCEL I:
Situate in the State of Ohio, County of Miami and City of Troy, to-wit: Being a part of Inlots Numbered Nine Hundred Fifty-four (954), Nine Hundred Fifty-five (955), Eighty-nine (89) and Outlot One Hundred Twenty-seven (127) as shown on the general plat of said city, commencing at the Southwest corner of Inlot No. 89; thence Eastward along the South line thereof 115.5 feet to the Southeast corner of a brick building, formerly used as a warehouse for The Hayner Distilling Company; thence Northward along the east line of said brick building and at right angles to Water Street one hundred ninety-five (195) feet to an iron pin eight (8) feet from the center line of a switch track belonging to the grantor herein (The Brown-Bridge Mills, Inc.) and extending from the B. & O. Railroad to the Brown-Bridge Mills, Inc. plant situated on Outlot No. 126; thence Westward parallel to and 8 feet from the center line of said switch tract 150 feet to the North-west corner of the brick building aforesaid, located on the East line of Clay Street; thence Southward along the said East line of Clay Street and the brick building aforesaid 105.7 feet to the place of beginning.

Also, the following real estate, situate in the State of Ohio, County of Miami and City of Troy, to wit: Being a portion of Inlots Numbered Eighty-nine (89) and Nine Hundred Fifty-five (955) and a portion of Outlot Number One Hundred Twenty-seven (127); also all of Inlots Number Eighty-eight (88), Three Hundred Twenty-six (326), Nine Hundred Fifty-six (956) and a portion of an alley lying between Inlots Numbered 326 and 88 and 956.

Beginning at a point on the South boundary line of Inlot Number Eighty-nine (89) One Hundred Fifteen and one-half (115.5) feet Eastwardly from the Southwest corner of said lot, said beginning point being the Southeast corner of a part of said lots heretofore conveyed to the grantee (Charles Hobart); thence Northwardly along the grantee's East line one hundred sixty-seven (167) feet; thence Eastwardly and parallel with Water Street Two Hundred Two and one-half (202.5) feet; thence at right angles Southwardly Fifty-five (55) feet, more or less, to the North line of the alley; thence Westwardly along the line of the alley Twelve (12) feet; thence Southwardly along the West line of the alley One Hundred Twelve (112) feet, more or less, to the Southeast corner of Inlot Number Three Hundred Twenty-six (326); thence Westwardly along Water Street One Hundred Ninety and one-half (190.5) feet to the place of beginning, including herein all the grantor's rights (Brown-Bridge Mills, Incorporated) in and to an alley lying between Inlots 326 and 88 and 956, which has heretofore been abandoned.

PARCEL I.D.: D08-002610

Prior Deed Reference: Book 684, Page 872, Deed Records of Miami County, Ohio.

IDENTIFICATION OF ANY PERSONAL PROPERTY:

The values as reported are of the real property only, as they do not include any personal property. No intangible values were considered to have an influence on the final opinions of value.

SALES HISTORY:

The property has not transferred ownership within the past three years. According to County Records, the current owner is Lot 7826 Hobart Cabinet Company; Pt Outlot 127, Inlots 88-89-326-954-955-956 Edward J Hobart - 46.66667%, Charles C Hobart Jr. Trustee - 26.66667%, Jon A Hobart - 26.66667%. The property is not currently listed for sale nor are there any known pending contracts.

MARKET AREA, CITY, NEIGHBORHOOD & LOCATION DATA:

AREA MARKET ANALYSIS:

The subject property is situated in the east central portion of the city of Troy in Miami County. Troy is located in the central portion of Miami County. Miami County encompasses an area of 410 square miles and is located in the west central portion of the State of Ohio in the Miami Valley Region. It is north and adjacent to Montgomery County and part of the Dayton MSA.

Montgomery County is considered to be the hub of the Miami Valley Region. Montgomery County contains 465 square miles and is located within the Nation's eighth largest "90-minute" market. This means that 5.6 million people live within a 90-minute commuting radius, which includes over 300 cities, towns, and villages. The Miami Valley Region is regarded as having a low cost of living, low office rental rates and low taxes in comparison to the Nation. Miami Valley also enjoys a centralized national location, being within 600 miles of 61% of the U.S. population, 50% of the Canadian population, 63% of all U.S. manufacturers, 70% of all North American manufacturing, and 80% of U.S. corporate headquarters. Source: Dayton Development Coalition
Montgomery County is one of the most urbanized counties in Ohio with the Dayton MSA being the sixth largest populated area in the State of Ohio and ranking 91st nationally. Although agriculture is an important enterprise in approximately half of the county's land area, housing developments, highways, industry and shopping centers are continually competing for use of the land.
Source: U.S. Census

The largest municipality within Montgomery County is the City of Dayton. Dayton is a modern community with well-planned and defined land use areas. Dayton has historically been known for its industrial growth. Currently, the industrial based is decreasing and the trend is shifting toward the service sector. The city has also had strength in research, development, and technology, which its future depends upon. There appears to be no physical barriers to the orderly expansion of the city or the development of its resources. Recent business, industrial, residential and special use developments within the City of Dayton are generally contemporary in appearance and are well accepted within the market place.

The City of Dayton is the "core" of business and industrial activity within the Miami Valley Region, providing most of the housing and employment opportunities for the area's populace. Dayton is known for many innovative ideas throughout history, such as; the Wright Brothers' work developing powered flight, Charles F. Kettering's electric car starter, John Patterson's cash register, LexisNexis, and the Air Force Research. These are just a sampling of the many inventions. Dayton is also known as a world leader in the production of many products including business machines, business forms,

automotive parts, and household appliances. Thousands of highly skilled craftsmen work in Dayton, an international center for the precision tool and die industry. The region also has a high concentration of scientific and technical personnel attracted here by the diversified industrial mix, universities, and Wright-Patterson Air Force Base, which is an aeronautical engineering and technical development center.

The Dayton International Airport operates 24 hours a day, 7 days a week. The airport is continually growing, improving its facility to meet market expectations. The Dayton Region has consistently been ranked near the top in the nation for most affordable housing markets. This is due to its low cost of living, compared to the national average. The Dayton Region is ranked among the best places for corporate headquarters and among one of the best places to live. Source: Dayton Development Coalition

2016 Cost of Living Index - Selected Metro Areas

Source: Dayton Area Chamber of Commerce,

EMPLOYMENT

The Dayton MSA has a diversification of employment and is a major financial and industrial center in the State of Ohio. The Dayton MSA, according to the Ohio labor Market Review, had 383,900 people employed in the December 2016. The following table indicates major types of non-agricultural employment and the percent of total employment within each sector.
(Source: Office of Workforce Development and Bureau of Labor market Information.)

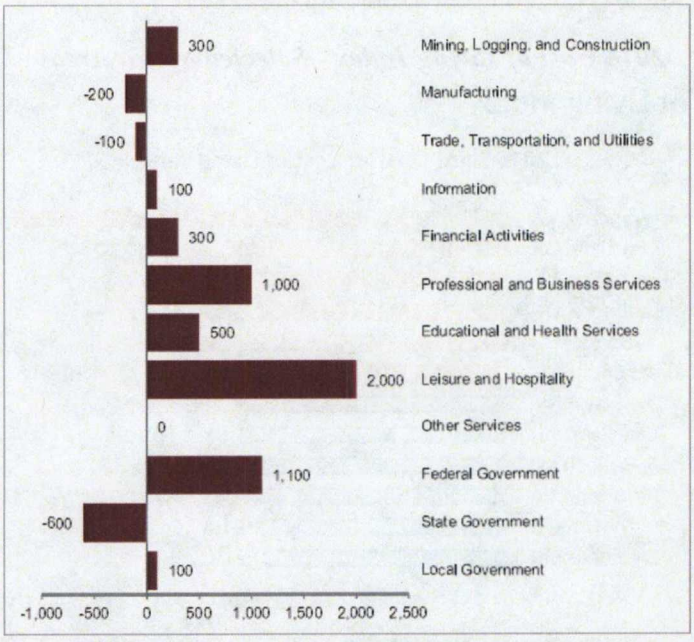
EMPLOYMENT PROFILE, DAYTON MSA

NUMBERS OF EMPLOYEES

	1995	2000	2010	December 2016
Manufacturing	79,700	80,000	38,500	40,600
				68,400

Trade, Transportation, Utilities	76,400	81,500	61,400	
Professional & Business Services	47,900	52,400	45,600	51,800
Educational & Health Services	54,500	58,300	69,000	73,200
Government	69,000	66,800	65,600	64,300
Total – All Industries	420,600	435,300	369,500	391,400

Dayton MSA
Over-the-Year Change



The total number employed within the Dayton MSA decreased from 1995 to December 2016 by 49.06%, but increased 5.45% from 2010 to 2016, which is the most recent data available. The employment profile has changed over this period. The area has experienced gains, as a percentage of total employment, within the Mining, Logging and Construction; Information; Financial Activities; Professional and Business Services; Educational & Health Service; Leisure and Hospitality; Federal and Local Government categories. The area has experienced reductions in numbers employed as a percentage of the total in Manufacturing; Trade, Transportation and Utilities; and State Government. The employment profile demonstrates the diversity of the Dayton economic base.

The Dayton economic base is being forced to change from a dependence on manufacturing employment towards finance, insurance, real estate, healthcare, and service oriented trades.

The Dayton MSA has a wide variety of employers. The largest employers and their employment category are shown in the following chart.

LEADING REGIONAL EMPLOYERS

Employer	Industry	Employees
Wright-Patterson Air Force Base	Public Administration	27,500
Premiere Health Partners	Healthcare	14,765
Kettering Medical Network	Healthcare	7,000
The Kroger Co.	Retail	4,950
Montgomery County Government	Public Administration	3,884
LexisNexis	Information	3,600
Miami University	Education	3,313
Sinclair Community College	Public Administration	2,750
Honda of America Manufacturing	Manufacturing	2,500
Wright State University	Education	2,403
AK Steel Corp.	Manufacturing	2,400
University of Dayton	Education	2,297
AK Steel Corp.	Manufacturing	2,100
University of Dayton	Education	2,000
Community Mercy Health Partners	Healthcare	2,259
Dayton Public Schools	Education	2,085
Veterans Affairs Medical Center	Healthcare	2,002
Assurant	Financial Services	2,000
City of Dayton	Public Administration	1,910
Emerson Climate Technology	Service	1,575
Dayton Children's Hospital	Healthcare	1,517
GE Capital	Financial Services	1,459
Meijer Inc.	Retail	1,459
Caresource	Service	1,200
Speedway, LLC	Retail	1,184
Behr Dayton Thermal Products	Service	1,150

Source: Dayton Area Chamber of Commerce

Within the past five years (2013-present) there have been several new construction projects.

- In May of 2014, Fuyao, a Chinese automotive glass company, bought 1.4 million square feet of the old GM plant in Moraine for $15 million. Fuyao employs approximately 18,000 people worldwide. Fuyao's customers include GM, Chrysler, Honda, Hyundai, and Kia. It started the hiring process in December of 2014. As of July 2016 it announced that it will be leasing an additional 241,000 square feet for a 15 year term. According to Dave Hicks, Moraine City Manager, it now employs approximately 1,600 and it expects to have 2,000 employees by the end of 2016 and perhaps up to 2,500 after that.
- In December 2013, GE Aviation opened a $53 million facility on the University of Dayton Campus. The Electrical Power Integrated Systems Center (EPISCenter) is a one of a kind facility since it can simulate and test complete electrical power systems in airplanes. The new facility is 138,000 sq. ft. and has the potential to employ 150 to 200 researchers in the next five years.
- In December 2013, in addition to its Springfield campus, the Assurant Specialty Property Company opened a new office in Dayton, which employs more than 200 employees.
- In October 2013 idX Dayton announced that they will invest more than $7.2 million in a new manufacturing facility. This will take place at the former Rex Stores headquarters. The new facility is to add 120 jobs over the next four years.
- In October 2013 SB Specialty Metals opened a mega distribution center at the former UPS air freight HUB, Dayton International Airport. This facility is employing 30 employees.
- In the fall of 2013 it was announced a new distribution center was to be constructed south of Old Springfield Road and west of Dog Leg Road in the City of Union, that will occupy approximately 200+ acres of industrial land. The new distribution center is expected to add approximately 801 jobs and has options to purchase adjacent industrial land for $25,000 per acre. A new 4 to 5 lane road is currently being constructed from US Route 40 to Old Springfield Road and will eventually go up to Montgomery County Line Road. In May 2014 it was announced that Proctor & Gamble will be the occupant of the distribution center. The distribution center recently opened in February 2015.
- In May 2013 the construction of a $125 million Racino started, at the intersection of Needmore and Wagner Ford Roads. This is a brownfield and is being repurposed to add up to 1,000 jobs in the region. This is set to open in the third quarter of 2014.
- In July 2013, Midmark Corp. moved its executive offices to newly renovated space at the University of Dayton's River Campus building. They moved 60 jobs into the region. The space consists of 23,000 square feet, and the company invested $1.9 million into the renovation.

The Miami Valley region's education industry has historically and still is growing steadily. The region is home to more than 35 institutions of higher learning.

Air Force Institute of Technology
Antioch McGregor University
Cedarville University
Central State University
Clark State Community College
Edison State Community College
Kettering College of Medical Arts
Miami-Jacobs Career College
Miami University
Ohio Institute of Photography and Technology
Sinclair Community College
United Theological Seminary
University of Dayton
Urbana University
Wilberforce University
Wilmington College
Wittenberg University
Wright State University

The healthcare industry is expanding both its facilities and services. This expansion is due to the aging population. This sector is expected to generate most of the regions new jobs. Presently, there is a new hospital affiliated with the Kettering Health Network being constructed on West Main Street in Troy, not far from the downtown district.

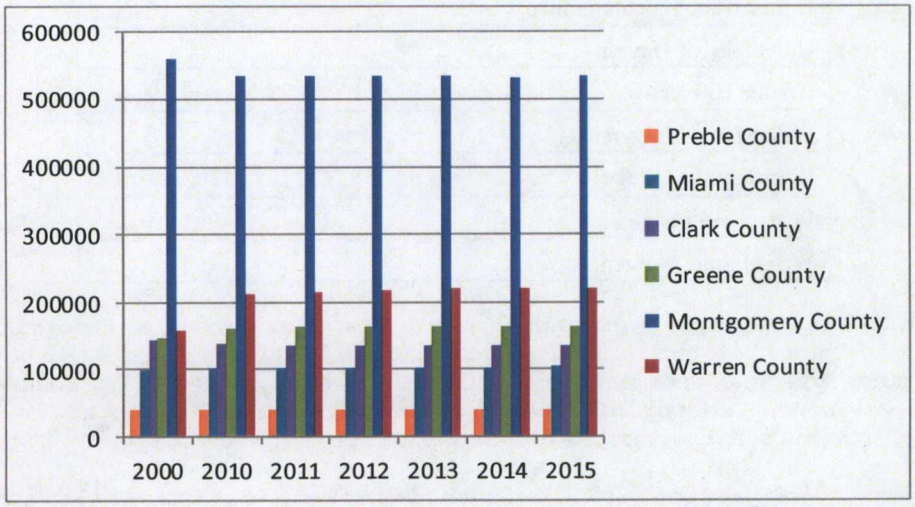
The government job sector is slowing its growth, but is still advantageous due to Wright Patterson Air Force Base being within the Dayton MSA (Metropolitan Statistical Area). WPAFB is Dayton's largest and most influential employer. The 2005 Defense Base Closure and Realignment Commission (BRAC) recommendations brought thousands of jobs to the Dayton Region, as well as saving 1,500 jobs that were in question. According to the 2014 economic impact analysis, the Wright Patterson Air Force Base has an economic impact estimated at $4.3 billion with 27,500 people employed. The estimated number of indirect jobs created is reported to be approximately 35,000.

Montgomery County and the City of Dayton have experienced problems similar to those of other older northern urban manufacturing centers with dated manufacturing plants, resulting in the loss of employment to Sun-Belt areas. Business and political leaders for the community have been working together to develop the Miami Valley for service and technical jobs of the future to offset the loss and changes in manufacturing employment. The city has established new industrial areas as part of the effort to attract high technology industries and new manufacturing firms.

POPULATION

Dayton is the center of a four-county Metropolitan Statistical Area (MSA). The four counties include Montgomery, Miami, Preble, and Greene. It is the 53rd largest in the United States. Clark and Warren Counties are part of the Miami Valley Region and are included in the following chart and table. Clark County was part of the Dayton Metropolitan Statistical Area until 2005. The following shows the past population changes for the Dayton MSA and Counties.

POPULATION OF DAYTON MSA & COUNTIES



	1990	2000	2010	2015 (Est.)
Dayton MSA	803,724	805,971	799,232	N/A
Greene County	136,731	147,886	161,573	164,427
Miami County	**93,182**	**98,868**	**102,506**	**104,224**
Montgomery County	573,809	559,062	535,153	533,763
Preble County	40,113	42,337	42,270	41,329
Clark County	147,548	144,742	138,333	135,959
Warren County	113,909	158,383	212,693	219,916

The Dayton MSA As evidenced by the foregoing table, the Dayton Metropolitan Statistical Area experienced a population decrease from 2000 to 2010 of a negative 0.84%. Montgomery County has been on a downward trend since 1990, while Greene, Preble, and Miami counties have seen increases over all. Clark and Warren Counties are not within the Dayton MSA however, are part of the Regional Area and have been included in the above chart and table.

HOUSEHOLDS

The following table is to demonstrate the number of households by county in the Dayton MSA.

HOUSEHOLDS BY COUNTIES: 2010-2015

County	2010	2015	%Change
Montgomery	254,775	254,323	-17.7%
Greene	68,241	69,320	1.58%
Miami	44,256	44,290	0.08%
Clark	61,419	61,102	-0.52%
Warren	80,750	84,766	4.97%
Preble	17,888	17,837	0.29%

Source: U.S. Census Bureau

The number of households closely corresponds with the population trends. As depicted in the table above, Montgomery and Clark Counties have had a decrease in households. Areas of growth are evident in Greene, Miami, and Warren Counties over the past five years.

SUMMARY/TREND ANALYSIS

Dayton is located in the southwest portion of the State of Ohio and is the county seat for Montgomery County. The area is located within 90-minutes of 5.6 million people and is served by two major interstate highways, I-70 and I-75. The Dayton Region has one of the highest concentrations of aerospace high tech firms in the nation because of its proximity to Wright-Patterson Air Force Base (WPAFB). WPAFB has been and continues to be the catalyst for much of this growth. It is the most important and unique U.S. Air Force Base. Wright-Patterson is the largest single site employer in Ohio. WPAFB is headquarters for the foremost research and development center in the U.S. Air Force and a vast, worldwide logistics system. Most experts agree that the cuts in defense spending will have a minimal effect on the local economy as it would make more economic sense to move other operations to WPAFB than to move operations from it.

The Dayton area has a widely diversified economic base. A substantial amount of employment has historically been found within the manufacturing sector. This gives an uncertainty in the future and as a result the current unemployment rate of the area is higher than the national average rate.

The unemployment rate for Montgomery County as of October 2018 was 4.4%, Miami County was 3.7%, Greene County was 3.9%, Warren County was 3.8%, Clark County was 4.4%, the State's was 4.3% and the U.S. unadjusted rate was 3.5%. The total labor force for Montgomery County as of October 2018 was 254,900, Miami County was 53,800, Greene County was 82,500, Warren County was 117,200 and Clark County was 63,800.

The unemployment rates for Montgomery, Miami, Greene, Warren, and Clark Counties, the Dayton MSA, the State of Ohio, and the United States for the years 2007 through 2017 are as follows.

AREA	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Montgomery	6.2%	7.4%	11.4%	11.1%	9.7%	7.9%	8.0%	7.9%	5.0%	4.8%	4.8%
Miami	**5.4%**	**6.4%**	**11.7%**	**10.5%**	**8.9%**	**7.0%**	**7.2%**	**7.2%**	**4.4%**	**4.3%**	**4.2%**
Greene	5.3%	6.2%	9.6%	10.0%	8.7%	6.9%	7.2%	6.5%	4.4%	4.3%	4.3%
Warren	4.6%	5.5%	8.8%	8.9%	7.9%	6.2%	6.3%	6.2%	4.0%	4.1%	4.0%
Clark	6.2%	6.7%	10.4%	10.4%	9.1%	7.3%	7.0%	7.2%	4.8%	5.2%	4.9%
MSA-Dayton	5.9%	7.1%	11.2%	11.1%	9.4%	7.5%	7.7%	5.8%	4.8%	4.7%	4.6%
Ohio	5.6%	6.5%	10.2%	10.1%	8.8%	7.2%	7.4%	5.7%	4.9%	4.9%	5.0%
U.S.	4.6%	5.8%	9.3%	9.6%	8.9%	8.1%	7.4%	6.2%	5.3%	4.9%	4.4%

Source: Ohio Job & Family Services, Office of Workforce Development

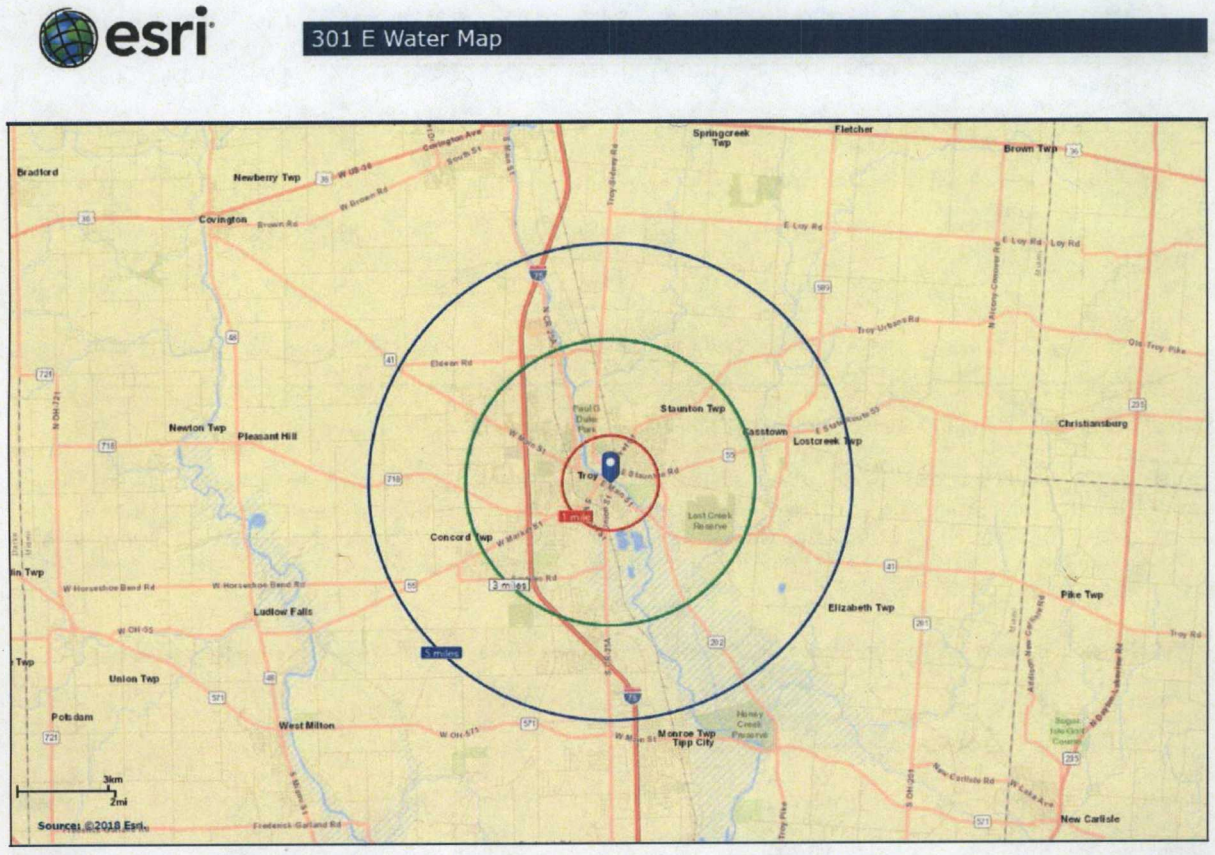
This data indicates a decreased unemployment for the entire region, as well as the state and nation. Historically the unemployment rate rises and declines. From May 2007 to October 2018 the labor force for Miami County has decreased by 1,600. This indicates a 2.89% decrease.

County	May 2007 Labor Force	October 2018 Labor Force	2007 - 2018 Variance	% Variance
Montgomery	274,500	254,900	-19,600	-7.14%
Miami	55,400	53,800	-1,600	-2.89%
Clark	72,100	63,800	-8,300	-11.51%
Greene	78,100	82,500	4,400	5.63%
Warren	106,700	117,200	10,500	9.84%
Preble	22,000	21,600	-400	-1.82%
Shelby	28,700	24,000	-4,700	-16.38%
Darke	27,800	26,000	-1,800	-6.47%
	665,300	643,800	-21,500	-3.23%

The current economic conditions for the Miami Valley Area are improving. The labor force has decreased by 2.89% in Miami County. Most employers concur that there is a lack of a skilled work force. The percent of home ownership is declining but most property types are no longer experiencing any economic obsolescence.

Neighborhood Description:

The subject consists of an office warehouse facility located in Troy, Ohio.



MARKET DELINEATION

The subject property is situated in the east central portion of the city of Troy. The subject conforms to its surrounding uses. This is a mixed use urban neighborhood consisting of residential, commercial and light industrial uses. It is located in close proximity to the central business district of Troy

Access to the area is considered to be adequate. The property is located east of North Market Street. The topography of the immediate neighborhood is mostly level.

Utilities available consist of public water, sanitary sewer, natural gas, electric and telephone. Rates for these utilities are compatible with the entire regional area.

Financing for most, if not all, of the various property types is available from local lenders as well as outside sources. Rates and terms are compatible with the entire area.

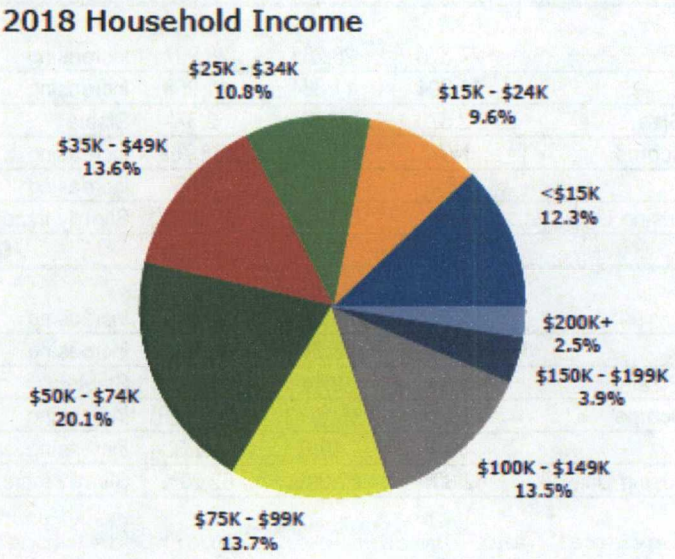
SUPPLY/DEMAND ANALYSIS

Demand for properties is dependent upon population and employment. The following demographics are representative of a 3 mile radius of the subject property which includes the city of Troy as well as surrounding townships:

Source: U.S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts for 2015 and 2020.

Year	2018	2023 (proj.)
Population	28,265	28,907

The current median household income is $53,234, compared to $58,100 for all U. S. households. Median household income is projected to be $58,769 in 2023. The current average household income is $66,929, compared to $83,694 for all U. S. households. Average household income is projected to be $76,918 in 2023.



	Census 2010		2018		2023	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,877	6.9%	1,779	6.3%	1,789	6.2%
5 - 9	1,917	7.0%	1,829	6.5%	1,820	6.3%
10 - 14	1,803	6.6%	1,810	6.4%	1,847	6.4%
15 - 19	1,798	6.6%	1,715	6.1%	1,790	6.2%
20 - 24	1,449	5.3%	1,617	5.7%	1,536	5.3%
25 - 34	3,617	13.2%	3,607	12.8%	3,664	12.7%
35 - 44	3,587	13.1%	3,540	12.5%	3,630	12.6%
45 - 54	3,997	14.6%	3,627	12.8%	3,497	12.1%
55 - 64	3,495	12.8%	3,757	13.3%	3,599	12.4%
65 - 74	2,038	7.4%	2,935	10.4%	3,275	11.3%
75 - 84	1,251	4.6%	1,431	5.1%	1,827	6.3%
85+	543	2.0%	621	2.2%	636	2.2%

The above data indicates that there are 14,531 residents in the 25-64 working age category; this is 51.4% of the total population. The median age of residents is 39.9.

Based on population data and the historical housing information the area is growing at the present time. There is new housing on the south and northeast portions of the city and property values are increasing.

SUMMARY/TREND ANALYSIS

The following is a summary of the market trends for the subject's immediate neighborhood.

MARKET AREA SUMMARY-ENGLEWOOD				
1 MILE RADIUS	**2010**	**2018**	**2023 (Est)**	**Comments**
Population	9,258	9,514	9,690	Increasing
Households	3,638	3,730	3,800	Increasing
AverageHousehold Size	2.46	2.47	2.47	Stable
Medain Household Income	N/A	$43,431	$50,643	Increasing
Median Age	35.7	36.9	37.5	Increasing
Owner- Occupied Housing Units, %	58.30%	57.00%	57.70%	Stable
3 MILE RADIUS	**2010**	**2018**	**2023 (Est)**	**Comments**
Population	27,373	28,265	28,907	Increasing
Households	11,294	11,684	11,958	Increasing
AverageHousehold Size	2.37	2.37	2.37	Stable
Medain Household Income	N/A	$53,234	$58,769	Increasing
Median Age	38.4	39.9	40.6	Increasing
Owner- Occupied Housing Units, %	58.90%	58.50%	59.30%	Slightly increasing overall
5 MILE RADIUS	**2010**	**2018**	**2023 (Est)**	**Comments**
Population	37,705	38,963	39,839	Increasing
Households	15,200	15,715	16,074	Increasing
AverageHousehold Size	2.44	2.44	2.44	Stable
Medain Household Income	N/A	$57,272	$63,520	Increasing
Median Age	39.1	40.5	41.3	Increasing
Owner- Occupied Housing Units, %	62.30%	62.00%	62.20%	Slightly increasing overall

In summary, the general and immediate neighborhoods appear to be in the stable stage of their life cycle with moderate appreciation for most property types. Furthermore, due to the overall state of the local economy, properties are no longer suffering from external obsolescence that is economic in nature. This obsolescence had been ongoing since the fourth quarter of 2008 but has stabilized over the past 24-36 months. The Troy area is experiencing either growth or stability in the demographic items above that most areas within the region are not. The fact that there are no decreasing items is considered to be very significant.

INDUSTRIAL MARKET ANALYSIS

Area Overview

The following are supply and demand indicators for all industrial space within the North Dayton and Troy Market Areas as presented by Costar.com.

North Dayton

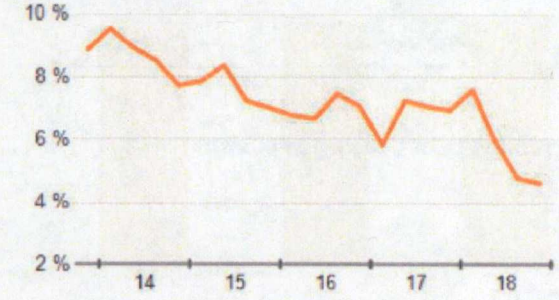
Availability	Survey	5-Year Avg
Rent Per SF	$3.33	$3.24
Vacancy Rate	4.6%	7.4%
Vacant SF	1,853,934	2,884,123
Availability Rate	11.0%	12.9%
Available SF	4,516,646	5,123,828
Sublet SF	95,000	149,487
Months on Market	25.6	36.5

Inventory	Survey	5-Year Avg
Existing Buildings	1,092	1,087
Existing SF	39,989,044	39,184,295
12 Mo. Const. Starts	433,715	516,011
Under Construction	945,441	589,620
12 Mo. Deliveries	106,000	603,329

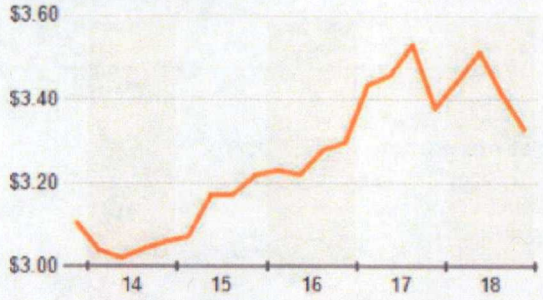
Demand	Survey	5-Year Avg
12 Mo. Absorption SF	1,066,606	737,671
12 Mo. Leasing SF	1,025,298	506,918

Sales	Past Year	5-Year Avg
Sale Price Per SF	$25	$29
Asking Price Per SF	$30	$25
Sales Volume (Mil.)	$21	$43
Cap Rate	-	9.0%

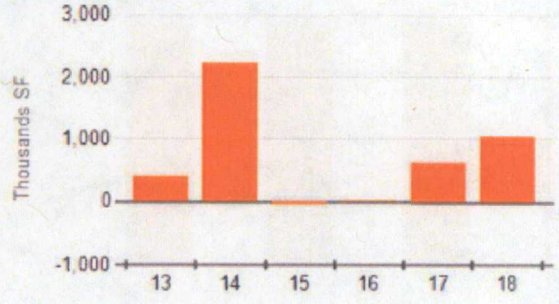
Vacancy Rate



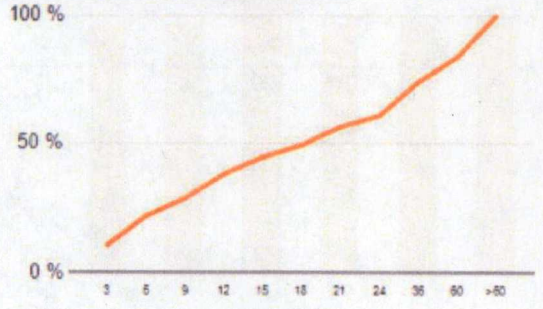
Asking Rent Per SF



Net Absorption



Probability of Leasing in Months



Troy

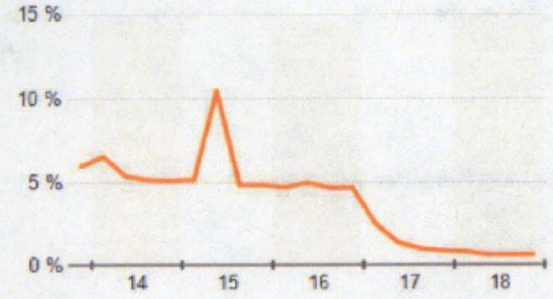
Availability	Survey	5-Year Avg
Rent Per SF	$3.67	$3.07
Vacancy Rate	0.6%	4.1%
Vacant SF	40,120	265,311
Availability Rate	3.5%	5.3%
Available SF	225,578	343,148
Sublet SF	0	0
Months on Market	25.4	18.9

Inventory	Survey	5-Year Avg
Existing Buildings	87	87
Existing SF	6,384,951	6,524,951
12 Mo. Const. Starts	0	0
Under Construction	0	0
12 Mo. Deliveries	0	0

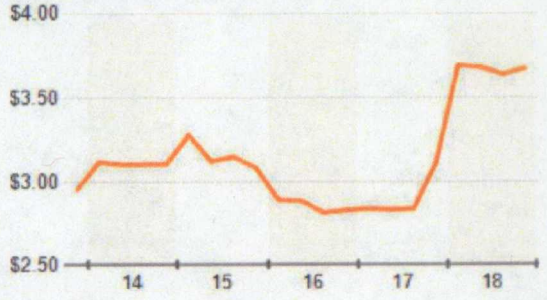
Demand	Survey	5-Year Avg
12 Mo. Absorption SF	23,128	-7,590
12 Mo. Leasing SF	0	59,380

Sales	Past Year	5-Year Avg
Sale Price Per SF	-	$31
Asking Price Per SF	$63	$37
Sales Volume (Mil.)	$0.0	$2.0
Cap Rate	-	12.0%

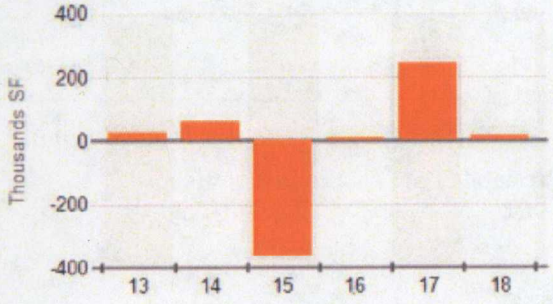
Vacancy Rate



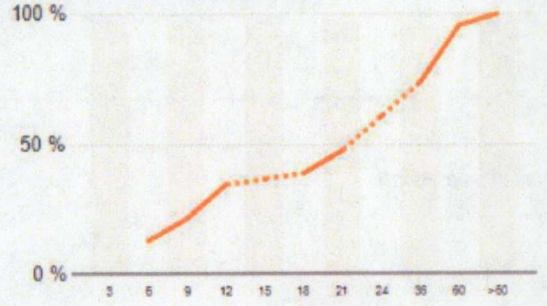
Asking Rent Per SF



Net Absorption



Probability of Leasing in Months



New and Proposed Construction

There is and has been rather significant new construction of single-unit housing within the Troy market over the past one plus years. Due to the national, state, and local economies, projects in the planning stages in the subject's immediate neighborhood will most likely not proceed without pre-leasing.

Market Conclusions

The subject is located in the Troy market area which is experiencing growth and property appreciation in the residential sector. The industrial sector is considered to be stable at the present time and is forecasted to remain stable into the near future, especially with the older buildings.

The general Troy area is in the growth stage of its life cycle while the subject's neighborhood is in the stable stage of its life cycle.

SITE ANALYSIS:

AREA:	1.463 acres
FRONTAGE:	306.0′ along the north side of E. Water Street
UTILITIES:	Electric, public water, sanitary sewer, natural gas, and telephone
STREET ACCESS:	
a. Surface	Asphalt
b. Maintenance	Public
c. Storm Sewer	Yes
d. Curb/Gutter	Yes
e. Sidewalk	Yes
f. Street Lights	Yes
TOPOGRAPHY:	The topography of the site is level at the street and west end but slopes downward toward the east portion and then rises toward the Miami River levee.
VIEW:	Average: Commercial, industrial and residential uses
SIZE:	Average: Adequate for the present use considering its proximity to the central business district. The land to building coverage ratio is 56.4% with a floor area ratio of 87.4%. It is considered to be within market norms for similar use properties and location but at the upper portion of the range.
DRAINAGE:	Satisfactory
SHAPE:	Basically Rectangular with minor irregularities
FLOOD AREA:	Zone X500 (Panel #39109C0162E, Date: 08/02/2011) No Flood
ZONING:	M-2: Light Industrial District

SITE COMMENTS:

The subject site is located on the north side of East Water Street. The site consists of two parcels with a total site area of 1.463 acres.

The topography of the site varies from level to rolling. It is adjacent to an active railroad which is not considered to have any negative effect on the current use.

The landscaping consists of grass areas and shade trees. There is gravel paving at the northwest corner of the property. Parking is limited as the graveled area is basically used for the loading docks. On street parking is available. The actual number of available space is unknown but considering the size of the building improvements the parking ratio is low when compared to market norms.

The site is zoned M-2: Light Industrial District. The site is also located in the Wellhead Protection Overlay District as well as a portion of the site is located in the Historical District. This zoning allows for a variety of commercial and industrial uses including the existing use. According to Robert Watson, Troy zoning inspector, the present use is a legal and conforming use.

(The majority of the following information is taken from the EPA's *PROPOSED PLAN FOR INTERIM SOURCE CLEANUP EAST TROY CONTAMINATED AQUIFER SITE (ETCA) TROY, MIAMI COUNTY, OHIO)*

Per the United States Environmental Protection Agency (EPA), the site is a Superfund Site and is referred to as the *East Troy Contaminated Aquifer Site (ETCA).* The Final Remedial Investigation (RI) of the ETCA site includes two separate groundwater plumes. The ETCA site consists of groundwater contaminated with chlorinated volatile organic compounds (VOCs) specifically trichloroethene (TCE) and tetrachloroethene (PCE). The groundwater contamination has adversely impacted water quality in the local sand and gravel aquifer and indoor air quality in structures above the groundwater contamination plume through a process called vapor intrusion (VI). VOCs have been found in site groundwater, soils, and in indoor air within structures located above the groundwater contamination. The ETCA site was placed on the National Priorities List (NPL) in 2008 making it eligible for investigation and cleanup under EPA's Superfund program.

The RI data indicates that these releases of PCE/TCE to the groundwater resulted in two separate plumes that co-mingle in some areas.

The plume applicable to the subject property, referred to as the *"East Water Street Plume,"* is located within a mixed industrial, residential, commercial, and institutional (public buildings such as schools and school board offices) use area along East Water Street. This plume contains primarily TCE, with lesser amounts of PCE and cDCE (cis-1,2-Dichloroethene). This plume originates near the northwest corner of the former Hobart Cabinet Company (301 East Water Street - The Subject Property) in close proximity to the loading dock area. Analytical results from soil samples collected during the RI documented PCE/TCE in subsurface soil as high as 72,000 µg/kg and 89,000 µg/kg respectively. These soil and groundwater PCE/TCE analytical results support a finding that surface spills and/or dumping directly onto the ground of PCE/TCE containing solvents had occurred behind or in the vicinity of the Hobart loading dock.

According to the EPA's ***PROPOSED PLAN FOR INTERIM SOURCE CLEANUP EAST TROY CONTAMINATED AQUIFER SITE (ETCA) TROY, MIAMI COUNTY, OHIO*** approximately 63 samples were collected from 21 locations around the Hobart building (subject property) and two locations within the basement and garage area that underlies the Hobart loading dock. Of the 23 VOCs detected in soil, 13 VOCs exceeded one or more site RSLs (Regional Screening Levels). Four of these VOCs (PCE, TCE, 1,1,2-trichloroehtene (1,1,2-TCA) and benzene) exceeded the residential or industrial soil direct contact RSLs (in addition to the protection of groundwater RSLs). PCE, benzene, and 1,1,2-TCA exceeded the residential and industrial direct contact RSLs in one sample, while TCE exceeded the residential direct contact RSLs in 26 samples and the industrial direct contact RSLs in 19 samples. The highest concentrations of VOCs were detected near the loading dock area. The highest concentrations of TCE (89,000; 40,000; and 20,000 micrograms per kilogram (µg/kg) were detected in subsurface soil samples HOB-3, SB315, and SB317, respectively. The highest

concentration of PCE (72,000 and 28,000 µg/kg) were all detected in subsurface soil samples (SB316 and HOB-3, respectively)collected from approximately 4 feet bgs behind the loading dock. VOCs were detected in surface soils but at concentrations below direct contact RSLs. (Source: EPA)

According to information from Shari Kolak, US EPA, the remediation life cycle is estimated at 2 years. A two year period will be used for the expected prospective market value as unimpaired.

Total estimated remediation costs for the subject property are estimated at $1,800,000. (See attached) According to Stuart P. Hersh, Associate Regional Counsel, Region 5, US EPA, ***"The current property owner is a potentially responsible party (PRP) for CERCLA response action costs related to the property. The current property owner's liability has not been adjudicated. The current property owner also may assert (not fully evaluated) that it does not possess the financial inability to pay for such remediation".***

The potential for changes in regulatory requirements are considered to be minimal to what already exists. If the EPA's Applicable or Relevant Appropriate Requirements (ARARs) are not promptly achieved additional use restrictions may be applied. However, the subject is currently located in the City of Troy's Wellhead Protection Overlay District which already restricts the amount of hazardous materials stored or used on the site.

Due to the size of the contaminated area, there is risk of off-site impacts due to the close proximity of residential and public uses as previously described.

Overall, the risk factors to the property owner are considered to be significant due to the total cost to remediate, estimated by the EPA, at $1.8 million. In addition, there are additional risks from off-site legal actions from neighboring residential properties. All of this is considered to affect the highest and best use as vacant as well as the marketability and value of the improved property as impaired.

As unimpaired, studies published in ***The Appraisal Journal,*** published by the Appraisal Institute (and formerly the American Institute of Real Estate Appraisers), has indicated little if any stigma to properties as unimpaired. Furthermore, discussions with market participants including real estate agents and purchasers of impaired properties indicate similar findings. It is noted that sales of similar properties before and after contamination were not available to the appraiser; consequently, information from the above will be used in the analysis of the unimpaired market value opinion.

The following page itemizes the projected costs for the remediation of the Hobart Site. These costs were provided by Shari Kolak of the US EPA.

SOIL ALTERNATIVE S-2
SOIL EXCAVATION AND OFF-SITE DISPOSAL

CAPITAL COSTS

Item	Description	Quantity	Unit	Unit Price (Incl. O&P)	Total Cost
paration					
1	Engineering Design/Agency approvals/Access Agreements/Permits	1	LS	$ 80,000.00	$ 80,000
2	Construction Contractor Mobilization/Demobilization, Site Preparation, Permits and Submittals	1	LS	$ 50,000.00	$ 50,000
	Preparation Subtotal				$ 130,000
lementation					
3	Soil Excavation, Transportation and Disposal - Hobart - non-hazardous waste	9,839.70	CY	$ 60.00	$ 590,382
4	Soil Excavation, Transportation and Disposal - Hobart - hazardous waste	1,093.30	CY	$ 175.00	$ 191,328
5	Soil Excavation, Transportation and Disposal - Spinnaker - non-hazardous waste	882	CY	$ 60.00	$ 52,920
6	Soil Excavation, Transportation and Disposal - Spinnaker -hazardous waste	98	CY	$ 175.00	$ 17,150
7	Shoring at Hobart (wood sheeting with wales and braces - drive, extract and salvage - 16 feet)	9,456	SF	$ 15.84	$ 149,783
8	Shoring at Hobart (wood sheeting with wales and braces - drive, extract and salvage- 10 feet)	1,670	SF	$ 12.90	$ 21,543
9	Backfilling at Hobart (stone)	9,110	CY	$ 35.00	$ 318,850
10	Backfilling at Spinnaker (stone)	815	CY	$ 35.00	$ 28,525
11	Replace asphalt surface at Spinnaker - 8-inches base course and 6-inch asphalt	3,175	SF	$ 35.00	$ 111,125
12	Surveyor	1	LS	$ 5,000.00	$ 5,000
	Implementation Subtotal				$ 1,486,606
afirmation Sampling					
13	Confirmation Soil Sampling at Hobart (includes labor, sampling equipment, shipping and laboratory costs)	86	ea	$ 200.00	$ 17,200
14	Confirmation Soil Sampling at Spinnaker (includes labor, sampling equipment, shipping and laboratory costs)	18	ea	$ 200.00	$ 3,600
	Confirmation Sampling Subtotal				$ 20,800
: Restoration					
15	Site Restoration and Cleanup at Hobart	1	LS	$ 5,000.00	$ 5,000
16	Site Restoration and Cleanup at Spinnaker	1	LS	$ 5,000.00	$ 5,000
	Site Restoration Subtotal				$ 10,000
nstruction Subtotal					$ 1,647,406
	Construction Contractor Bonds	2%			$ 32,948
	Project management and construction oversight	5%			$ 82,370
nstruction Subtotal Plus Contractor Bonds, Project Management, and Oversight					$ 1,762,724
PITAL COST SUBTOTAL					$ 1,762,724

INSTITUTIONAL CONTROLS COSTS

Item	Description	Quantity	Unit	Unit Price (Incl. O&P)	Total Cost
titutional Controls					
1	None	0	hr	$ -	$ -
titutional Controls Subtotal					$ -

O&M COSTS

Item	Description	Quantity	Unit	Unit Price (Incl. O&P)	Total Cost
nual Maintenance					
1	None	0.0	EA	$ -	$ -
	Maintenance Subtotal				$ -
nual Monitoring					
2	None	0.0	EA	$ -	$ -
	Monitoring Subtotal				$ -
nual Operation and Maintenance Subtotal					$ -

ALTERNATIVE S-2 SOIL EXCAVATION AND OFF-SITE DISPOSAL COST SUMMARY

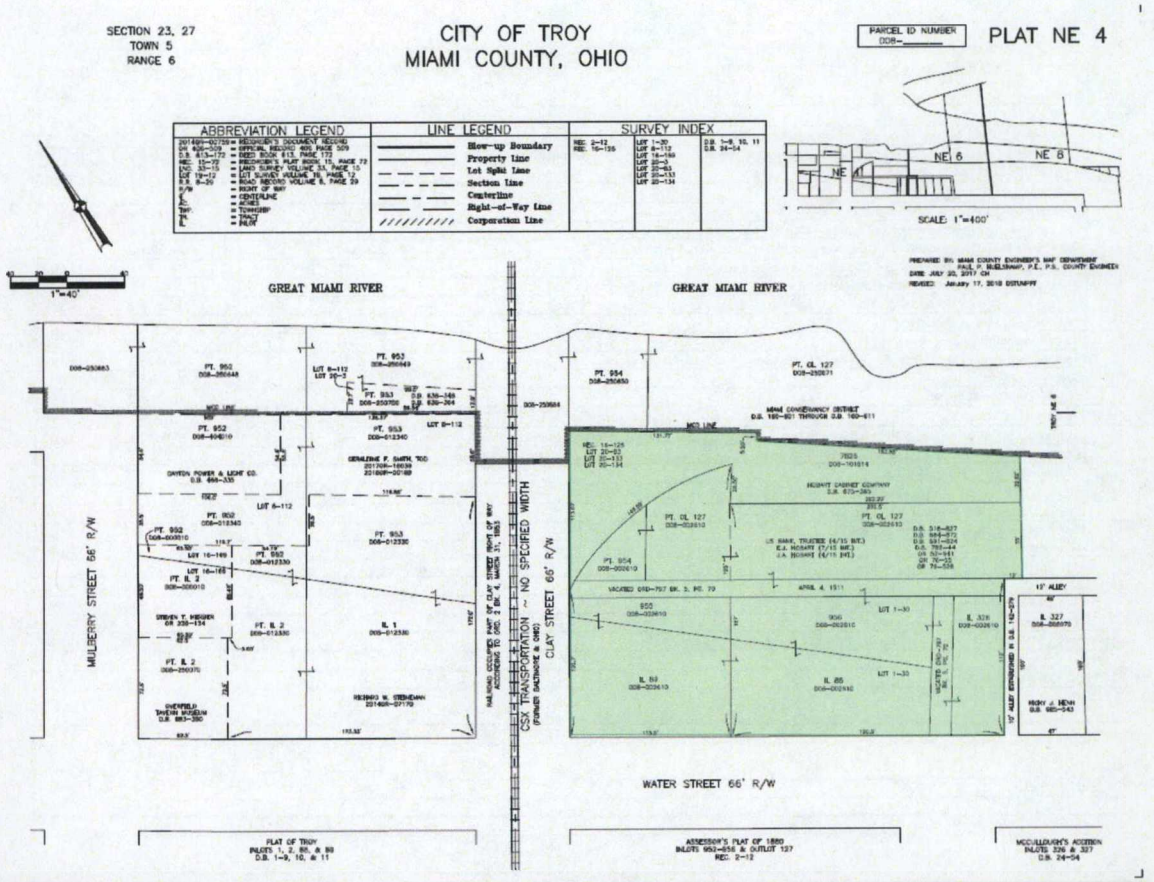
cription	Subtotal
nstruction	$ 1,762,724
titutional Controls	$ -
eration and Maintenance	$ -
Contingency 30%	$ 528,817
Total (Rounded)	$ 2,290,000

Hobart pays a portion of these costs

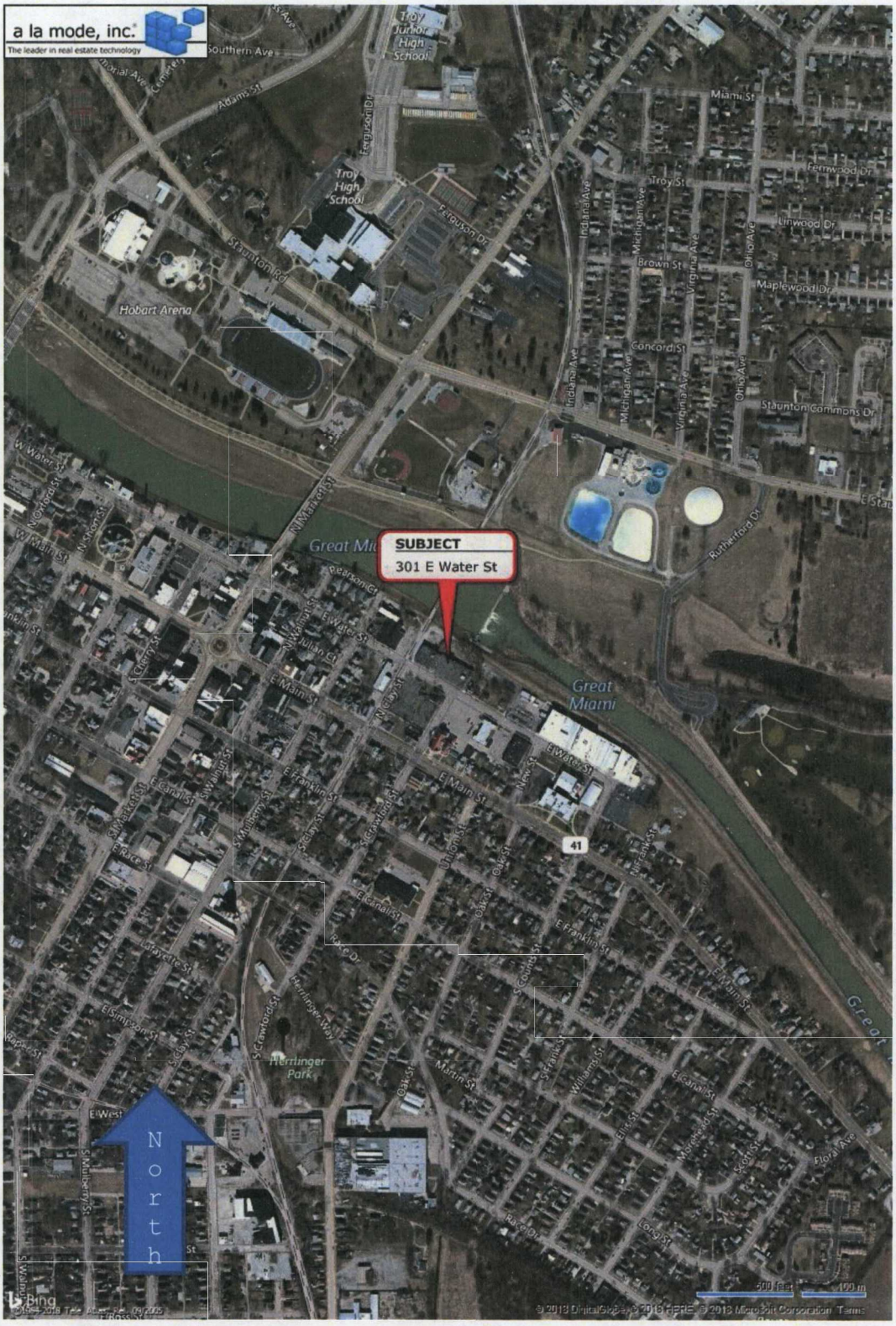
Hobart COSTS

Total Hobart ≈ 1.8 Million

SITE MAP


SECTION 23, 27
TOWN 5
RANGE 6
CITY OF TROY
MIAMI COUNTY, OHIO
PARCEL ID NUMBER
PLAT NE 4
ABBREVIATION LEGEND
LINE LEGEND
Blow-up Boundary
Property Line
Lot Split Line
Section Line
Centerline
Right-of-Way Line
Corporation Line
SURVEY INDEX
NE 5
NE 6
NE 8
SCALE 1"=400'
GREAT MIAMI RIVER
GREAT MIAMI RIVER
MULBERRY STREET 66' R/W
CLAY STREET 66' R/W
CSX TRANSPORTATION ~ NO SPECIFIED WIDTH
WATER STREET 66' R/W
PLAT OF TROY
ASSESSOR'S PLAT OF 1880
McCULLOUGH'S ADDITION

AERIAL VIEW


a la mode, inc.
The leader in real estate technology
SUBJECT
301 E Water St
Great Miami
Hobart Arena
Troy High School
Troy Junior High School
Hartinger Park
North
41

IMPROVEMENT DESCRIPTION AS IS:

TYPE AND DESIGN:	1 & 2 story masonry office warehouse facility
GENERAL QUALITY:	Average
AGE:	1932 & 1946; 86/72 Years
FOUNDATION:	Poured Concrete
FRAMING:	Masonry
FLOOR STRUCTURE:	Slab and partial basement
FLOOR COVER:	Concrete
CEILINGS:	Acoustical drop panels and concrete
WALL HEIGHT:	11′
NO. FLOORS ABOVE GRADE:	2
INTERIOR CONSTRUCTION:	Masonry & Wood Frame
WALL COVERING:	Drywall, block & brick
PLUMBING:	Three restrooms
HVAC:	7 gas suspension units currently in operation Gas fired steam boiler for the entire building which was new in 2003 but has been disconnected
ELECTRICAL:	Adequate
LIGHTING:	Fluorescent
EXTERIOR WALLS:	Concrete and vinyl siding
DOORS:	Wood and steel units
ELEVATOR:	1 three stop freight elevator
DRIVE-IN DOORS:	Two
LOADING DOCKS:	Three exterior - 9′ x 12′ OH doors
ROOF STRUCTURE:	Concrete
ROOF COVER:	Concrete
GENERAL CONDITION:	Below Average

GROSS BUILDING AREA:	1,269	Sq Ft Office
	54,434	Sq Ft Warehouse & Shop
	55,703	Sq Ft Total Area Above Grade

Descriptive Information

The improvements consist of an office warehouse facility. The office areas are throughout the first and second floor areas. There is one restroom on the first floor and two on the second floor. The total first floor area consists of 35,931 square feet and the second floor consists of 19,772 square feet. There is a partial basement with an additional overhead door to a "walkout" area. The basement consists of approximately 4,689 square feet and is partially a "walkout" with an overhead door.

The warehouse/shop space is divided into several areas on both the first and second floor. There are three exterior type loading areas with concrete docks each with a 9' x 12' overhead door.

Deferred maintenance items noted during the property observation include the following:

- Office an restroom remodeling
- Roof maintenance to repair or coat to stop leaking problems
- Reconnect the boiler system including any possible plumbing problems
- Address possible structural problems due to cracks in the foundation

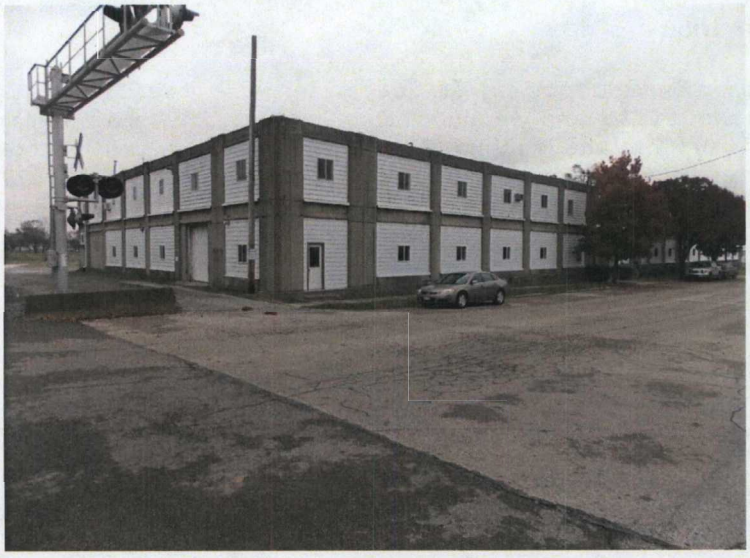
The total amount of deferred maintenance is estimated at $155,000 with most of this cost attributable to the roof. The estimate is based on discussions with the property owner, Ed Hobart, as well as estimates based on information within the appraiser's files and the Marshall Valuation Service. The overall condition is below average.

Functional obsolescence consists of the 11' clear span on both floors, 16' x 16' column spacing, office locations not being centralized, the loading docks being exterior type and the lack of sufficient off street parking.

The actual age is 86 and 72 years with an effective age of 40 years after the deferred maintenance is cured. The economic life expectancy for this particular use is estimated to be 75 years. This economic life estimate was based upon similar use facilities located throughout the Miami Valley area along with their ability to command a competitive rental, as well as indices published by the Marshall Valuation Service.

The improvements do not suffer from any significant external obsolescence.

PHOTOGRAPHS



FRONT VIEW

NORTH SIDE VIEW

PHOTOGRAPHS

REAR VIEW

ADDITIONAL REAR VIEW

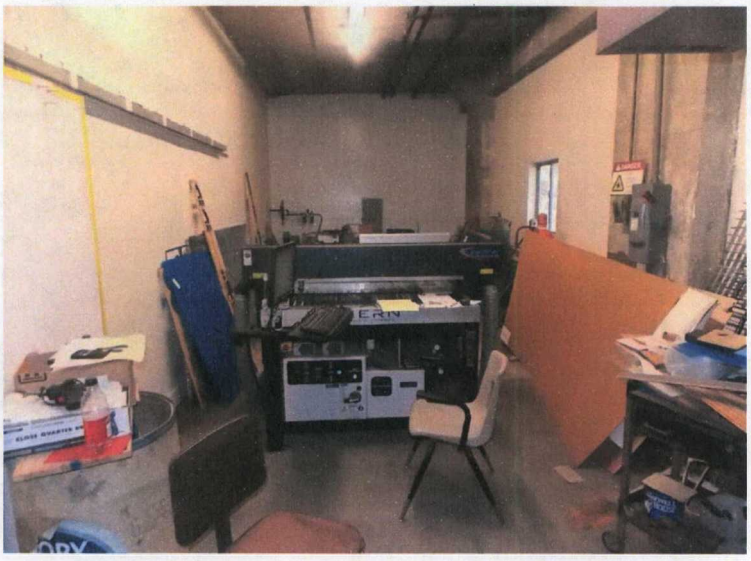
PHOTOGRAPHS

STREET SCENE OF E. WATER LOOKING WEST

STREET SCENE OF E. WATER LOOKING EAST

PHOTOGRAPHS

INTERIOR VIEW



INTERIOR VIEW

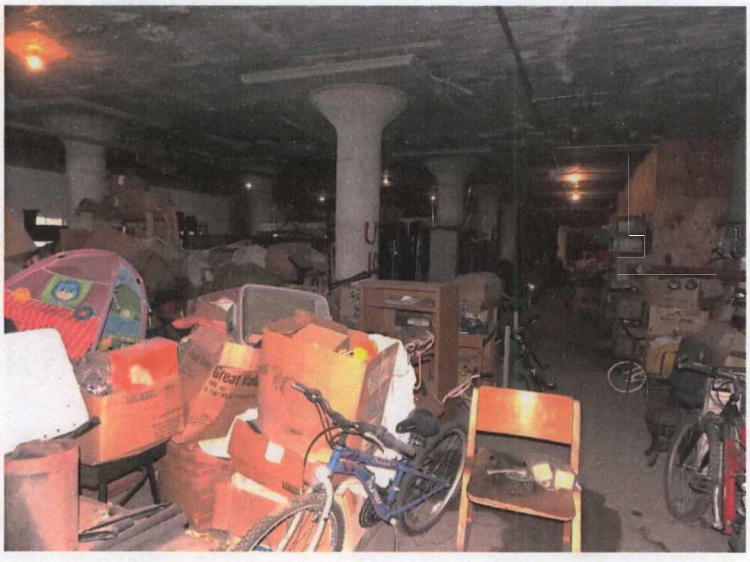
PHOTOGRAPHS

INTERIOR VIEW

INTERIOR VIEW

PHOTOGRAPHS

INTERIOR VIEW



INTERIOR VIEW

PHOTOGRAPHS

INTERIOR VIEW

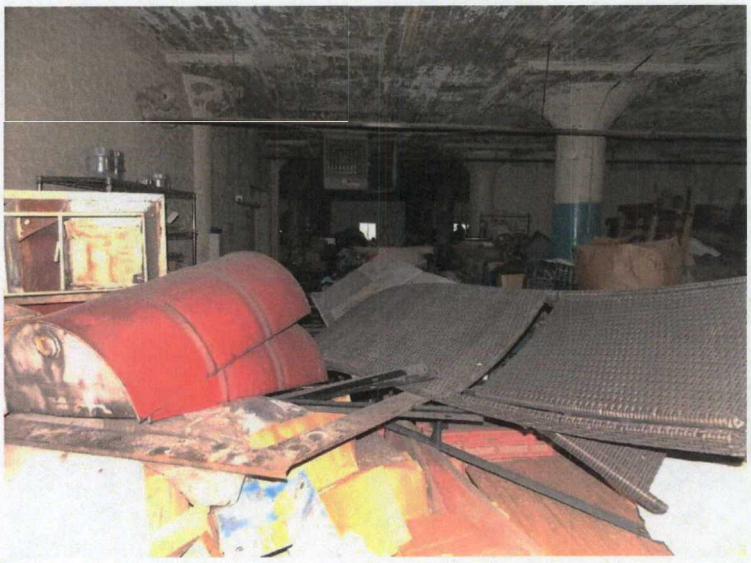
INTERIOR VIEW

PHOTOGRAPHS

INTERIOR VIEW

INTERIOR VIEW

PHOTOGRAPHS



INTERIOR VIEW

INTERIOR VIEW

PHOTOGRAPHS

INTERIOR VIEW

INTERIOR VIEW

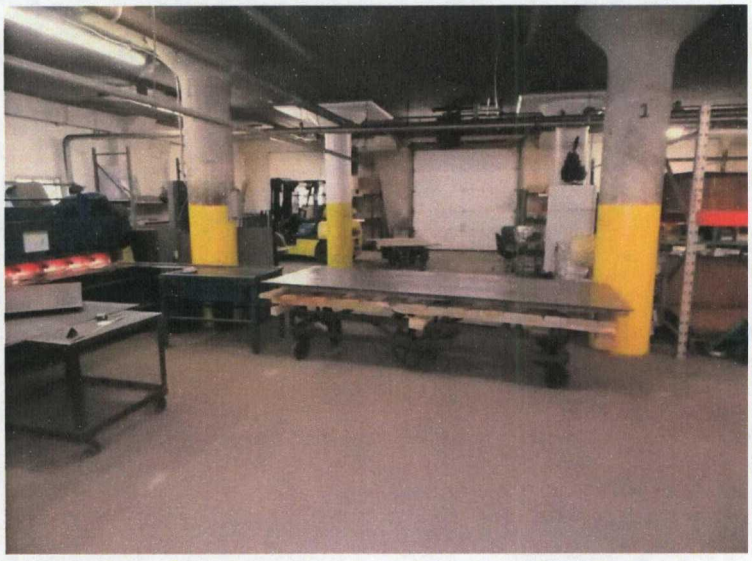
PHOTOGRAPHS

INTERIOR VIEW

INTERIOR VIEW

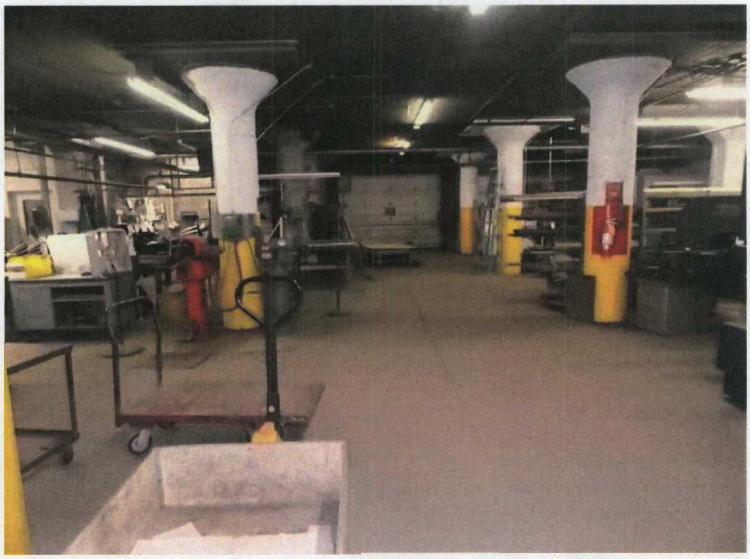
PHOTOGRAPHS

INTERIOR VIEW



INTERIOR VIEW

PHOTOGRAPHS



INTERIOR VIEW

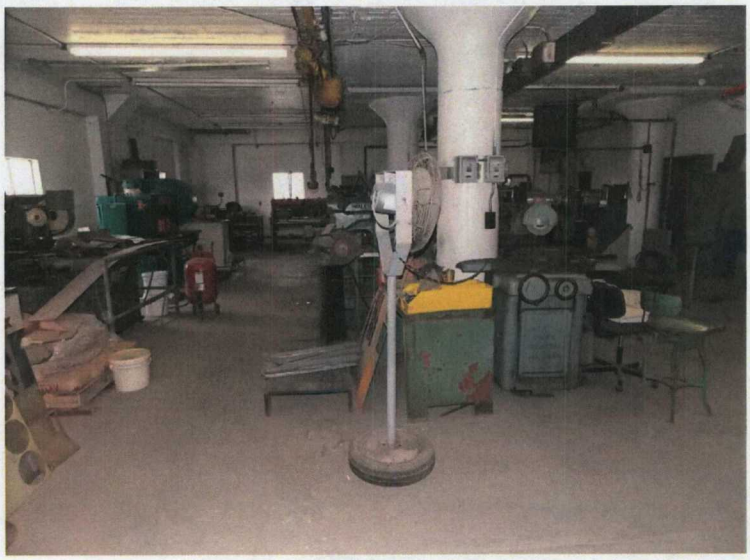
BOILER IN BASEMENT

PHOTOGRAPHS

SECOND FLOOR

SECOND FLOOR

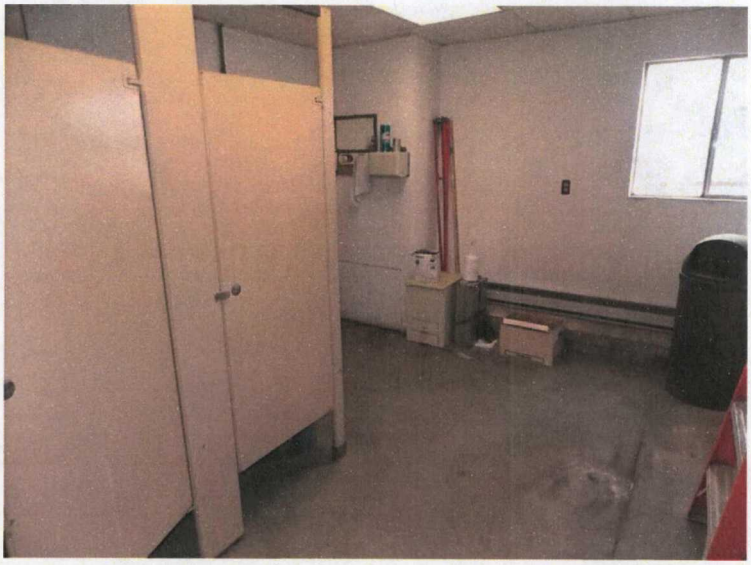
PHOTOGRAPHS



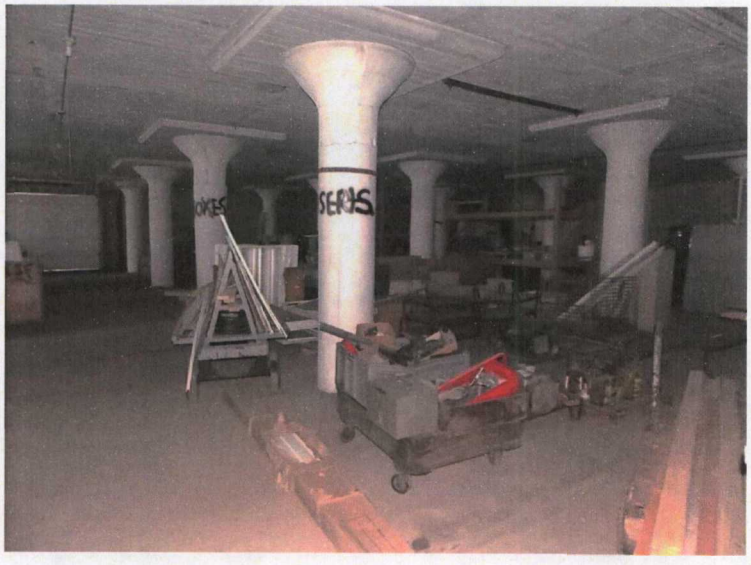
SECOND FLOOR

SECOND FLOOR

PHOTOGRAPHS



SECOND FLOOR



SECOND FLOOR

PHOTOGRAPHS

SECOND FLOOR

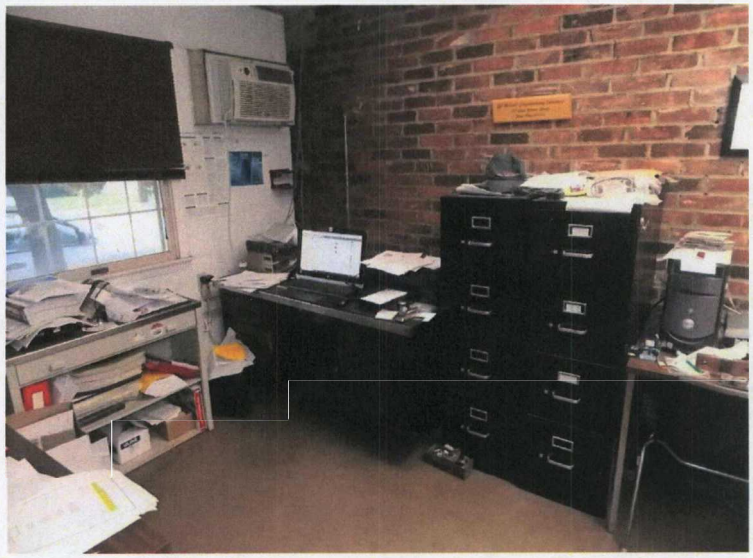
ROOF

PHOTOGRAPHS

ROOF

SECOND FLOOR

PHOTOGRAPHS



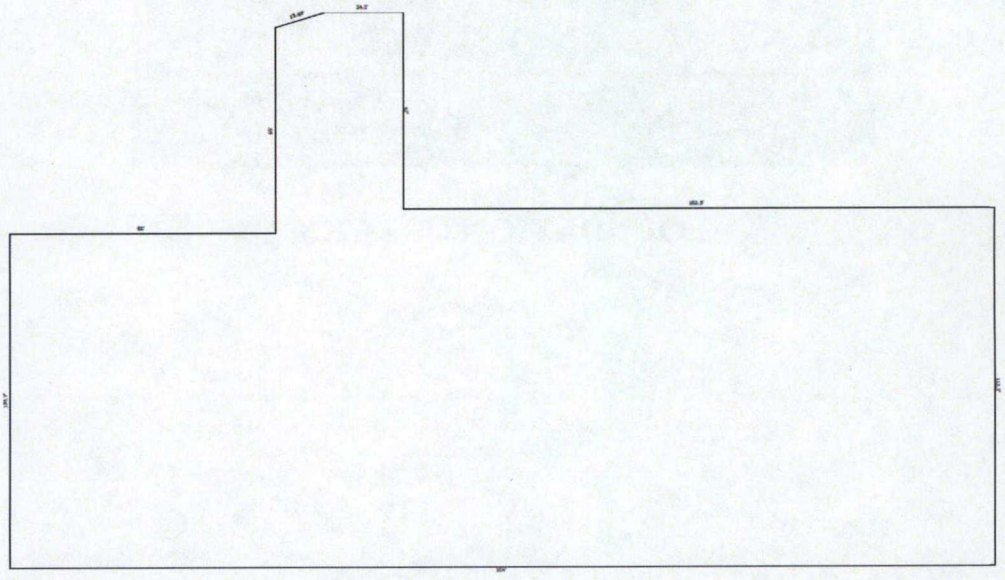
FORST FLOOR OFFICE

REAR SITE AREA SHOWING PROXIMITY TO GREAT MIAMI RIVER

PHOTOGRAPHS

FOUNDATION CRACKS

BUILDING SKETCH – FIRST FLOOR

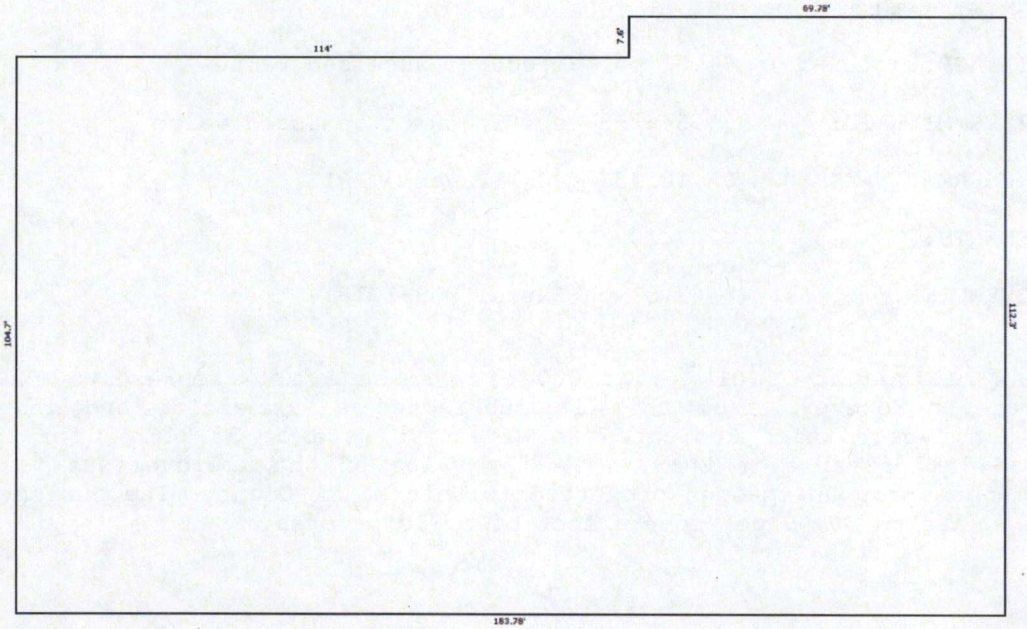


TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area		**Calculation Details**	
First Floor	35930.5 Sq ft	104.7 × 82	= 8585.4
		112.3 × 182.5	= 20494.75
		39.5 × 169.7	= 6703.15
		4.6 × 24.5	= 112.7
		0.5 × 4.6 × 15	= 34.5
Total Living Area (Rounded):	**35931 Sq ft**		

BUILDING SKETCH – SECOND FLOOR



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area		**Calculation Details**
Second Floor	19772.09 Sq ft	104.7 × 114 = 11935.8 69.78 × 112.3 = 7836.29
Total Living Area (Rounded):	**19772 Sq ft**	

TAX AND ASSESSMENT ANALYSIS:

COUNTY OF: Miami
ASSESSMENT YEAR: 2017(Payable 2018)
PARCEL ID NUMBERS: D08-002610 & D08-101814

The current combined 100% and assessed values are as follows:

	100% VALUES	35% ASSESSED VALUES
LAND:	$ 43,100.00	$15,090.00
BUILDING:	$230,100.00	$80,540.00
TOTAL:	$273,200.00	$95,630.00

ASSESSMENT RATES: 35% of 100% Value

TAX MILLAGE: 71.01 per $1,000 of assessed value

EFFECTIVE MILLAGE: 53.346253 per $1,000 of assessed value

TOTAL CURRENT TAXES: $5,101.50 (2017 Payable 2018)

ASSESSMENTS: $207.10

DELINQUENCIES: $467.51 on Parcel D08-101814

The tax millage at 71.01 per $1,000 of assessed value represents the gross tax rate. However, from this is subtracted a commercial and industrial reduction factor which indicates an effective rate of 53.346253 for the tax year of 2017 payable in 2018. The tax value of the improvements is within market norms for unimpaired properties within Miami County. The current taxes would equate to $0.09 per square foot of building area.

HIGHEST AND BEST USE – AS IMPAIRED:

The highest and best use is defined as:

The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity*.

Usually, the present use of a property is its highest and best use and is within the realm of probability; but since change is ever present, the original use of the land may no longer conform to its highest and best use.

The highest and best use analysis for an improved property consists of two steps. First, it should assume that the land is vacant and ready for development. Secondly, the highest and best use of the total property including site and the present improvements must be analyzed. There are certain tests that must be applied to the proposed use/or uses.

1. Is it legal or likely to be permitted?
2. Is it physically possible on the site?
3. Is it economically and financially feasible?
4. Is it estimated to be the most profitable among all alternatives that meet tests #1 - #3?

Source: THE DICTIONARY OF REAL ESTATE APPRAISAL, Fourth Edition, Copy Right By The Appraisal Institute

Highest and Best Use as Though Vacant:

Legal Permissibility:

The subject site is zoned M-2, Light Industrial District with a Wellhead Protection Overlay and a partial Historical District Overlay. The likelihood of a zoning change is not probable. The legally permissible uses for the site include a variety of commercial and light industrial uses.

Physical Possibilities:

To test the physical possibilities of the site the size, shape, terrain, accessibility, utility and risk of natural disasters are considered. The subject site is 1.463 acres. The shape is basically rectangular with accessibility from E. Water Street and N. Clay Street. The terrain does present some challenges for the future development of the site. Soil conditions are typical; however the site does have environmental contamination. With the exception of the environmental contamination, the utility of the site is considered to be average to somewhat below due to the topography. It does have good frontage along E. Water Street. It does not appear to be in a seismic zone or a flood zone. A commercial or light industrial use would be physically possible with some additional site prep for topography.

Financial Feasibility:

After taking into consideration the legal and physical possibilities for the site the financial feasibility needs to be determined. This takes into consideration the timing of the development, future gross income, risk, and any external obsolescence affecting the site. Although the industrial market is experiencing gains in sale prices and rental rates, the environmental contamination is considered to negatively affect the cost benefit ratio as remediation costs are estimated by the US EPA at $1.8 million.

Maximum Productivity:

Testing the Maximum Productivity is done after the first three tests have been completed. The Maximum Productivity takes into consideration what produces the highest residual land value consistent with the market's acceptance of risk and the rate of return that is warranted by the market. Land sales and the type of redevelopment that is taking place in the area are used to test which alternative is maximally productive. From the information gathered above it is evident that new development in Troy has slowed over that past few years. However, the cost of remediation and risks of ownership are considered to greatly exceed the value of the site as if vacant as well as the return from any proposed development. Therefore, the site as if vacant and impaired is not considered to have a highest and best use until such time that the remediation is completed.

Highest and Best Use as Though Vacant Conclusions

Physical Use:	Commercial or Light Industrial Use
Timing of Physical Use:	1-3 Years (After Remediation)
If physical use is not immediate, an interim use is:	
Market Participants	
-Most Likely Buyer:	Owner Occupant or Passive Investor After Remediation
-Most Likely User(s):	Owner Occupant or Tenant After Remediation

Highest and Best Use as Improved

Legal Permissibility:

The subject site is zoned M-2: Light Industrial District. As previously mentioned in the site analysis, the present use is a legal and conforming use.

Physical Possibilities:

To test the physical possibilities of the site the size, shape, terrain, accessibility, utility and risk of natural disasters are considered. The subject site is 1.463 acres. The shape is basically rectangular with accessibility from E. Water Street and N. Clay Street. The terrain does present some challenges for the future development of the site. Soil conditions are typical; however the site does have environmental contamination as well as the air quality within the building. With the exception of the environmental contamination, the utility of the site is considered to be average to somewhat below due to the topography. It does have good frontage along E. Water Street. It does not appear to be in a seismic zone or a flood zone. A commercial or light industrial use would be physically possible with some additional site prep for topography. The existing facility is 55,703 square feet and is therefore physically possible.

Financial Feasibility:
After taking into consideration the legal and physical possibilities for the site the financial feasibility needs to be determined. This takes into consideration the timing of the development, future gross income, risk, and any external obsolescence affecting the site. Although the industrial market is experiencing gains in sale prices and rental rates, the environmental contamination is considered to negatively affect the cost benefit ratio as remediation costs are estimated by the US EPA at $1.8 million.

Maximum Productivity:
Testing the Maximum Productivity is done after the first three tests have been completed. The Maximum Productivity takes into consideration what produces the highest residual land value consistent with the market's acceptance of risk and the rate of return that is warranted by the market. Land sales and the type of redevelopment that is taking place in the area are used to test which alternative is maximally productive. From the information gathered above it is evident that new development in Troy has slowed over that past few years but is experiencing a rebound. However, the cost of remediation and risks of ownership are considered to greatly exceed the value of the property as improved. Therefore, the site as improved and impaired is not considered to have a highest and best use until such time that the remediation is completed.

Highest and Best Use as Improved Conclusions

Physical Use:	Office Warehouse
Timing of Physical Use:	Now
If physical use is not immediate, an interim use is:	N/A
Market Participants	
-Most Likely Buyer:	Owner Occupant/Passive Investor
-Most Likely User(s):	Owner/Tenant Occupant

HIGHEST AND BEST USE – AS UNIMPAIRED:

The highest and best use is defined as:

The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity*.

Usually, the present use of a property is its highest and best use and is within the realm of probability; but since change is ever present, the original use of the land may no longer conform to its highest and best use.

The highest and best use analysis for an improved property consists of two steps. First, it should assume that the land is vacant and ready for development. Secondly, the highest and best use of the total property including site and the present improvements must be analyzed. There are certain tests that must be applied to the proposed use/or uses.

1. Is it legal or likely to be permitted?
2. Is it physically possible on the site?
3. Is it economically and financially feasible?
4. Is it estimated to be the most profitable among all alternatives that meet tests #1 - #3?

Source: THE DICTIONARY OF REAL ESTATE APPRAISAL, Fourth Edition, Copy Right By The Appraisal Institute

Highest and Best Use as Though Vacant:

Legal Permissibility:

The subject site is zoned M-2, Light Industrial District with a Wellhead Protection Overlay and a partial Historical District Overlay. The likelihood of a zoning change is not probable. The legally permissible uses for the site include a variety of commercial and light industrial uses.

Physical Possibilities:

To test the physical possibilities of the site the size, shape, terrain, accessibility, utility and risk of natural disasters are considered. The subject site is 1.463 acres. The shape is basically rectangular with accessibility from E. Water Street and N. Clay Street. The terrain does present some challenges for the future development of the site. Soil conditions are typical and the utility of the site is considered to be average to somewhat below due to the topography. It does have good frontage along E. Water Street. It does not appear to be in a seismic zone or a flood zone. A commercial or light industrial use would be physically possible with some additional site prep for topography.

Financial Feasibility:

After taking into consideration the legal and physical possibilities for the site the financial feasibility needs to be determined. This takes into consideration the timing of the development, future gross income, risk, and any external obsolescence affecting the site. The timing for re-developing the site is considered to be desirable as the industrial market has rebounded from the previous recession and the cost benefit ratio is considered to be 1 or greater.

Maximum Productivity:

Testing the Maximum Productivity is done after the first three tests have been completed. The Maximum Productivity takes into consideration what produces the highest residual land value consistent with the market's acceptance of risk and the rate of return that is warranted by the market. Land sales and the type of redevelopment that is taking place in the area are used to test which alternative is maximally productive. From the information gathered above it is evident that new development in Troy has slowed over that past few years. However, rental rates are increasing and vacancy rates are decreasing. Therefore, the highest and best use of the subject site, as though vacant, would be to develop with a small to medium size light industrial or commercial property.

Highest and Best Use as Though Vacant Conclusions

Physical Use:	Commercial or Light Industrial Use
Timing of Physical Use:	1-3 Years
If physical use is not immediate, an interim use is:	
Market Participants	
-Most Likely Buyer:	Owner Occupant or Passive Investor
-Most Likely User(s):	Owner Occupant or Tenant

Highest and Best Use as Improved

Legal Permissibility:

The subject site is zoned M-2: Light Industrial District. As previously mentioned in the site analysis, the present use is a legal and conforming use.

Physical Possibilities:

To test the physical possibilities of the subject the size, accessibility, and utility are considered. The subject is currently a one and two story office warehouse with 55,703 total square feet. The accessibility is average as it has god frontage on E. Water Street with one curb cut. The utility of the site is considered to be average due to its overall size. The current office warehouse facility is physically possible.

Financial Feasibility:

After taking into consideration the legal and physical possibilities for the subject the financial feasibility needs to be determined. This takes into consideration the timing of the development, future gross income, risk, and any external obsolescence affecting the subject. As long as the existing and proposed improvements are contributing value to the property as a whole, over and above the value of the site as if vacant, and they are providing a competitive return, the office warehouse facility will be considered financially feasible.

Maximum Productivity:

Testing the Maximum Productivity is done after the first three tests have been completed. The Maximum Productivity takes into consideration what produces the highest residual land value consistent with the market's acceptance of risk and the rate of return that is warranted by the market. Land sales and the type of redevelopment that is taking place in the area are used to test which alternative is maximally productive. The present office warehouse facility is therefore concluded to be the highest and best use as improved and is the use valued in this appraisal report as unimpaired.

Highest and Best Use as Improved Conclusions

Physical Use:	Office Warehouse
Timing of Physical Use:	2 Years until remediation is completed
If physical use is not immediate, an interim use is:	N/A
Market Participants	
-Most Likely Buyer:	Owner Occupant/Passive Investor
-Most Likely User(s):	Owner/Tenant Occupant

SUMMARY OF ANALYSIS AND VALUATION:

SALES COMPARISON APPROACH – AS UNIMPAIRED:

The purpose of this approach is to estimate by direct comparison the value of the subject property. This approach encompasses the premise of comparing like or similar properties with adjustments for differences to arrive at an estimated value for the subject. It is the best estimate of what the comparable would have sold for had it possessed all of the salient characteristics of the subject. This is usually one of the easiest approaches to understand if there are sufficient properties of a comparable nature to form a pattern.

After extensively searching the market, four sales were found. A search was completed with MLS services and CoStar for office warehouse facilities from January 1, 2016 to the effective date of the appraisal. Due to the lack of comparable industrial sales in the immediate area, it was necessary to use three distant sales. This was unavoidable.

All three sales required high net and gross adjustments due to location, site values, deferred maintenance and ceiling heights differences. The sales are considered comparable as they were of similar use.

The sales selected are considered to be the best available at the present time. Items that have been considered in the adjustment process include property rights conveyed, financing, conditions of sale, time of sale, location, and physical characteristics. The following is a summary and individual description of the three sales and a comparable sales adjustment grid.

IMPROVED SALES SUMMARY TABLE

No.	Location	Sale Date	Price	Building Size (SF)	Price/ SF
1.	1752 Stanley Avenue	02/16/2016	$485,000	69,244	$7.00
2.	617 N Irwin Street	05/22/2017	$600,000	38,571	$15.56
3.	66 Janney Road	10/23/2018	$908,476	57,418	$15.82
4.	619 Lincoln	07/17/2018	$165,000	25,634	$6.44

Improved Sale No. 1

Property Identification

Record ID	1566
Property Type	Industrial, Manufacturing & Warehouse
Property Name	Industrial
Address	1752 Stanley Avenue, Dayton, Montgomery County, Ohio 45404
Location	North
Tax ID	R72 05714 0008
MSA	Dayton
Market Type	Suburban

Sale Data

Grantor	Lindeman Investments, LLC
Grantee	Westwood Fabrication & Sheet Metal, Inc.
Sale Date	February 16, 2016 Contract
Deed Book/Page	201600086270
Property Rights	Fee Simple
Marketing Time	378 Days
Conditions of Sale	Arm's Length
Financing	Cash To Seller
Sale History	No prior transfers within the past three years
Verification	Pete Nichols; 513.721.4200, Other sources: CoStar, County, Confirmed by Bruce Schenck
Sale Price	$485,000
Cash Equivalent	$485,000

Improved Sale No. 1 (Cont.)

Land Data

Land Size	3.945 Acres or 171,844 SF
Estimated Land Value	$125,000
Front Footage	178 ft Total Frontage: 178 ft Stanley Ave;
Zoning	Industrial
Topography	Mostly level
Utilities	All available
Shape	Irregular
Landscaping	Average

General Physical Data

Building Name	Manufacturing Warehouse
Building Type	Single Tenant
Gross SF	69,244
Construction Type	Masonry & Steel
Roof Type	Rubber Membrane
Foundation	Concrete
Electrical	Adequate
HVAC	Gas warm air and suspension
Stories	1
Floor Height	11'
Year Built	1950 Effective Age = 35
Condition	Average

Indicators

Sale Price/Gross SF	$7.00
Value of Improvements	$360,000
Bldg Price/Gross SF	$5.20
Floor Area Ratio	0.40
Land to Building Ratio	2.48:1

Remarks

This is a sale of a light manufacturing and warehouse facility located within the North Dayton market area. It has two drive-in doors and 3 loading docks with levelators. The office area was 9%. It was reported to be in average condition.

Improved Sale No. 2

Property Identification

Record ID	1568
Property Type	Industrial, Manufacturing & Warehouse
Property Name	Industrial
Address	617 N Irwin Street, Dayton, Montgomery County, Ohio 45403
Location	Northeast
Tax ID	R72 04901C0023
MSA	Dayton
Market Type	Suburban

Sale Data

Grantor	FDH Limited
Grantee	Irwin Street Acquisition, LLC/Danis
Sale Date	May 22, 2017
Deed Book/Page	201700029728
Property Rights	Fee Simple
Conditions of Sale	Arm's Length
Financing	Cash To Seller
Sale History	No prior transfers within the past three years
Verification	Mark Dlott; 937.424.2446, Other sources: CoStar, County, Confirmed by Bruce Schenck
Sale Price	$600,000
Cash Equivalent	$600,000

Improved Sale No. 2 (Cont.)

Land Data

Land Size	3.269 Acres or 142,398 SF
Estimated Land Value	$100,000
Front Footage	396 ft Total Frontage: 396 ft N Irwin St;
Zoning	Industrial
Topography	Level
Utilities	All available
Shape	Irregular
Landscaping	Minimal

General Physical Data

Building Name	Manufacturing & Warehouse
Building Type	Single Tenant
Gross SF	38,571
Construction Type	Masonry
Roof Type	Metal
Foundation	Concrete
Electrical	Adequate
HVAC	Gas units
Stories	1
Floor Height	14'-24'
Year Built	1956 Effective Age = 40
Condition	Below Average

Indicators

Value of Improvements	$500,000
Floor Area Ratio	0.27
Land to Building Ratio	3.69:1

Remarks

This is a sale of a light manufacturing and warehouse facility located in northeast Dayton. It has one loading dock and three drive-in doors. The office space is 20.7%. The overall condition was reported to be in below average condition. It has received some renovation since purchase.

Improved Sale No. 3

Property Identification

Record ID	1567
Property Type	Industrial, Manufacturing & Warehouse
Property Name	Industrial
Address	66 Janney Road, Dayton, Montgomery County, Ohio 45404
Location	Dayton
Tax ID	R72 16701 0063
MSA	Dayton
Market Type	Suburban

Sale Data

Grantor	Suess Enterprises, LLC
Grantee	Clarence & Judith Lapedes
Sale Date	October 23, 2018
Deed Book/Page	201800062634
Property Rights	Fee Simple
Conditions of Sale	Arm's Length
Financing	Cash To Seller
Sale History	No prior transfers within the past three years
Verification	Charlie Hewitt; 937.222.1600 X 105, Other sources: CoStar, County, Files, Confirmed by Bruce Schenck
Sale Price	$908,476
Cash Equivalent	$908,476

Improved Sale No. 3 (Cont.)

Land Data

Land Size	4.689 Acres or 204,253 SF
Estimated Land Value	$165,000
Front Footage	558 ft Total Frontage: 558 ft Janney Rd;
Topography	Level
Utilities	All available
Shape	Rectangular
Landscaping	Average

General Physical Data

Building Name	Manufacturing & Warehouse
Building Type	Single Tenant
Gross SF	57,418
Construction Type	Masonry & Steel
Roof Type	Metal & Rubber Membrane
Foundation	Concrete
Electrical	600 amp
HVAC	Gas warm air w/ac in office & radiant and suspension in shop/warehouse
Sprinklers	Wet System
Stories	1
Floor Height	12'-22'
Year Built	1967 Effective Age = 35
Condition	Average

Indicators

Sale Price/Gross SF	$15.82
Value of Improvements	$743,476
Bldg Price/Gross SF	$12.95
Floor Area Ratio	0.28
Land to Building Ratio	3.56:1

Remarks

This is a sale of a light manufacturing and warehouse facility located in north Dayton. It has an enclosed dock area with five docks and one ramp and two drive-in doors. The office area consists of 7.8% and was dated. The overall condition was average. The site is located in the city of Dayton's Wellfield Protection area which limits the amount of hazardous waste permitted on site at any given time.

Improved Sale No. 4

Property Identification

Record ID	1569
Property Type	Industrial, Office & Warehouse
Property Name	Industrial
Address	619 Lincoln , Troy, Miami County, Ohio 45373
Location	North
Tax ID	D08-103276
MSA	Dayton
Market Type	Suburban

Sale Data

Grantor	Trolyre, LLC
Grantee	MVP 619 Lincoln, Inc.
Sale Date	July 17, 2018
Property Rights	Fee Simple
Conditions of Sale	Arm's Length
Financing	Cash to seller
Sale History	No prior transfers within the past three years
Verification	Bill Severt; 937.238.9899, Other sources: MLS, County, Confirmed by Bruce Schenck
Sale Price	$165,000
Cash Equivalent	$165,000

Improved Sale No. 4 (Cont.)

Land Data	
Land Size	0.770 Acres or 33,541 SF
Estimated Land Value	$35,000
Front Footage	Lincoln; Grant;
Zoning	Industrial
Topography	Level
Utilities	All available
Shape	Rectangular
General Physical Data	
Building Name	Office Warehouse
Building Type	Single Tenant
Gross SF	25,634
Construction Type	Masonry & Frame
Roof Type	Rubber membrane
Foundation	Concrete
Electrical	Adequate
HVAC	Gas units
Stories	1 & 2
Floor Height	12'
Year Built	1924 Effective Age = 40
Condition	Average
Indicators	
Sale Price/Gross SF	$6.44
Value of Improvements	$130,000
Bldg Price/Gross SF	$5.07
Floor Area Ratio	0.76
Land to Building Ratio	1.31:1

Remarks

This is a sale of an older office & warehouse facility located in the city of Troy. It has one drive-in door and 2 loading docks. The office area is reported to be 15%. It has a covered dock area. It was reported to be in average condition for its age.

LOCATION MAP

ADJUSTMENT GRID

ITEM	SUBJECT	SALE 1		SALE 2		SALE 3	
	301 E Water Street	1752 Stanley Avenue	% ADJ.	617 N Irwin Street	% ADJ.	66 Janney Road	% ADJ.
SALES PRICE	N/A	$485,000		$600,000		$908,476	
SP/SF	N/A	$7.00		$15.56		$15.82	
PROPERTY RIGHTS	Fee Simple	Fee Simple	0.00	Fee Simple	0.00	Fee Simple	0.00
ADJ. SP/SF	N/A	$7.00		$15.56		$15.82	
FINANCING	As If Conventional	Similar	0.00	Similar	0.00	Similar	
ADJ. SP/SF	N/A	$7.00		$15.56		$15.82	
COND. OF SALE	Arms Length	Arms Length	0.00	Arms Length	0.00	Arms Length	0.00
ADJ. SP/SF	N/A	$7.00		$15.56		$15.82	
EXPENDITURESS AFTER SALE	None	None	$0.00	None	$0.00	None	$0.00
ADJ. SP/SF	N/A	$7.00		$15.56		$15.82	
MARKET CONDITIONS	11/16/2020	2/10/2016	0.000	5/22/2017	0.000	10/23/2018	0.000
ADJ. SP/SF	Observation	**$7.00**		$15.56		$15.82	
LOCATION	Troy	Dayton	-0.05	Dayton	-0.05	Dayton	-0.05
SITE AREA Acres	1.463	3.9450	-0.16	3.269	-0.09	4.689	-0.13
BUILDING SIZE SF	55,703	69,244	0.03	38,571	-0.04	57,418	0.00
DEFERRED MAINTENANCE	Yes	Some	-0.21	None Special	-0.26	None Special	-0.17
AGE/CONDITION	1932/Eff=40	1950/Eff=35	-0.07	1956/Eff=40	0.00	1967/Eff=35	-0.07
% OFFICE AREA	2.3%	9.00%	-0.08	21%	-0.10	7.8%	-0.03
% AIR CONDITIONED	0.0%	Office Only	-0.02	Office Only	-0.02	Office Only	-0.01
CEILING HEIGHT	11'	11'	0.00	14'-24'	-0.08	12'-22'	-0.06
QUALITY CONST.	Masonry	Masonry/Steel	0.05	Masonry/Steel	0.05	Masonry/Steel	0.05
OVERHEAD/DOCK DOORS	2 DI/3 Docks	2 DI/3 Docks	0.00	3 DI/1 Docks	0.00	2 DI/5 Docks	-0.02
BASEMENT	4689 SF Bsmt	None	0.03	None	0.02	None	0.02
OTHER UTILITY	Functional/Limited Parking	Superior	-0.10	Superior	-0.10	Superior	-0.10
NET % ADJ.	******		-0.57		-0.56		-0.47
INDICATED SP/SF	******		**2.98**		**6.85**		**8.37**
TOTAL NET ADJ. AS % OF SALE PRICE	******		-0.47		-0.56		-0.47
TOTAL GROSS ADJ. AS % OF SALE PRICE	******		0.69		0.71		0.60

ITEM	SUBJECT	SALE 4	
	301 E Water Street	619 Lincoln Street	% ADJ.
SALES PRICE	N/A	$165,000	
SP/SF	N/A	$6.44	
PROPERTY RIGHTS	Fee Simple	Fee Simple	0.00
ADJ. SP/SF	N/A	$6.44	
FINANCING	As If Conventional	Similar	0.00
ADJ. SP/SF	N/A	$6.44	
COND. OF SALE	Arms Length	Arms Length	0.00
ADJ. SP/SF	N/A	$6.44	
EXPENDITURESS AFTER SALE	None	None	$0.00
ADJ. SP/SF	N/A	$6.44	
MARKET CONDITIONS	11/16/2020	7/17/2018	0.000
ADJ. SP/SF	Observation	**$6.44**	
LOCATION	Troy	Troy	0.00
SITE AREA Acres	1.463	0.7700	0.06
BUILDING SIZE SF	55,703	25,634	-0.10
DEFERRED MAINTENANCE	Yes	Some	-0.30
AGE/CONDITION	1932/Eff=40	1924/Eff=40	0.00
% OFFICE AREA	2.3%	15.00%	-0.16
% AIR CONDITIONED	0.0%	Office Only	-0.03
CEILING HEIGHT	11'	12'	0.00
QUALITY CONST.	Masonry	Masonry/Frame	0.03
OVERHEAD/DOCK DOORS	2 DI/3 Docks	1 DI/2 Docks	0.00
BASEMENT	4689 SF Bsmt	None	0.09
OTHER UTILITY	Functional/Limited Parking	Superior	-0.10
NET % ADJ.	******		-0.52
INDICATED SP/SF	******		**3.09**
TOTAL NET ADJ. AS % OF SALE PRICE	******		-0.42
TOTAL GROSS ADJ. AS % OF SALE PRICE	******		0.77

Any variation in the actual numbers is due to rounding in the Excel Software Program. This rounding is not considered to have any significant influence on the estimated value by this approach.

Property Rights
There were no property rights adjustments made as all sales were similar.

Financing
There were no financing adjustments as all sales were similar.

Expenditures After Sale
There were no expenditures after sale for the four comparables. Therefore no adjustments were necessary.

Condition of Sale
All four sales were arm's length transactions and no adjustment was required.

Market Conditions
A time adjustment was not calculated due to the stability within the subject's search parameters, as indicted in the market analysis. This was based on sales and rental data.

Location
Sales 1, 2 and 3 were superior in location and required negative adjustments. The adjustments were based on sales and rental data as well as demographics.

Site Area
The site adjustments were based on the value of the subject site compared to the values of the comparable sites. The site value difference of each comparable was then divided by the square footage of the comparable and then again divided by the time adjusted sale price per square foot.

Building Size
The size adjustment was based on the assumption that the larger the square foot size of a property, the lower the overall sale price per square foot and vice versa. Sale 1 was larger and required a positive adjustment. Sales 2 and 4 were smaller and required negative adjustments. Sale 3 was similar and did not require an adjustment. The adjustments were based on sales and rental data.

Deferred Maintenance
All three sales were superior to the subject and required negative adjustments. The adjustments were based on the difference between the subject's deferred maintenance at $155,000 versus the amount of each sale.

Age/Condition
The age adjustment was based on the effective ages and condition of the comparable sales versus that of the subject and a 75-year useful life. This adjustment takes into account the physical condition of the properties after the deferred maintenance is cured.

% Office Area
The office area adjustment was made taking into consideration the percentage of office space of the subject as compared to the comparable sales. This was based on the depreciated cost to finish as a percentage of the total sale price. The percentage of office space difference of the subject and each comparable was multiplied by $8.00 per square foot, the depreciated cost/contributory value.

% Air Conditioned
The air conditioning adjustment was based on the subject not having any air conditioning. All four sales were superior and required negative adjustments.

Ceiling/Wall Height
Sales 1 and 4 were similar and did not require an adjustment. Sales 2 and 3 were superior and required negative adjustments. The adjustments were based on depreciated costs as well as sales and rental data.

Quality of Construction
The quality of construction adjustment was based on indices published by the Marshall Valuation Cost Service and market data. All four sales were inferior and required positive adjustments.

OH/DI Doors
The door adjustment was based on the overall utility of the subject, including its exterior loading docks and drive-in doors, compared to each sale. The adjustments were based on depreciated costs.

Basement
The basement adjustment was based on depreciated costs. All four sales were inferior and required positive adjustments.

Other Utility
The other utility adjustment took into consideration the overall utility of the subject including additional functional obsolescence not already adjusted for as well the subject's limited off street parking. All four sales were superior and required negative adjustments.

Summary
Before adjustments, the four sales indicated sale prices per square foot ranging from $6.44 to $15.82. After adjustments, the indicated sale prices per square foot were within a range of $2.98 to $8.37. The simple average was $5.32 per square foot.

A weighted average with the order of comparability being sales 4, 1 2 and 3 indicated $4.34 per square foot. The weighted average was calculated as follows:

Weighted Average
Order of Comparability 4,1,2 & 3

Sale #	Weighted	Average	Calculations		
4	4	X	$3.09	=	$12.36
1	3	X	$2.98	=	$8.94
2	2	X	$6.85	=	$13.70
3	1	X	$8.37	=	$8.37
	10				$43.37
	Weighted	Average		=	$4.34

Reconciled Value Per Square Foot: $4.50

In analyzing the four sales and taking into consideration all of the salient characteristics of the property, the indicated value for it is reconciled at $4.50 per square foot. Therefore, 55,703 square feet multiplied by $4.50 per square foot equates to $250,664. This is rounded to:

$250,000.00

INCOME APPROACH – AS UNIMPAIRED

The income approach to value, however defined, is the present worth of anticipated future benefits. In the valuation of income producing properties, these future benefits are the annual income and receipts that are received from the possession of such a property. The future benefits, or income and receipts, are then capitalized by an appropriate rate in order to estimate the market value for a property.

The term "capitalized" is used in the broad sense as it simply means to convert the net operating income into an indication of overall property value.

The first step in this valuation process is to estimate the potential gross annual revenue for the property. The property's potential gross annual revenue is estimated via comparable rentals as the property is basically owner occupied.

To this figure, income from other sources such as common area maintenance (CAM), as well as other pass through income, less applicable vacancies, is added and this is known as the adjusted gross potential annual revenue.

The next step is to estimate the vacancy, credit loss, and loss from all other causes. This is subtracted from the adjusted gross potential annual revenue to estimate the adjusted effective gross annual revenue.

From the adjusted effective gross annual revenue, operating expenses, if any, must be analyzed, estimated and subtracted. After the operating expenses are subtracted from the adjusted effective gross annual revenue, the remainder is known as the Net Operating Income (NOI).

The third and final step is the selection of the appropriate capitalization rate, technique and the processing of the net operating income into an indicated value by means of the capitalization process.

MARKET RENTAL DATA

The market rental is the most probable rental that the subject would command if it were exposed to the open market for a period of time sufficient to attract a tenant or tenants who will rent the property with full knowledge of alternatives available to them.

The objective of the appraisal is to provide an opinion of market value; therefore, the market rent as estimated by comparable rentals will be used in this analysis.

Typical lease agreements for similar properties would be modified gross with the lessor responsibilities including real estate taxes, property insurance, the vacancy portion of utilities, structural maintenance and reserves for replacement.

The following is a synopsis of the market rentals with an adjustment grid. All rentals data was verified with CoStar, MLS Services, county information as well as the leasing agent. Rentals 1 and 2 are located in the Dayton area but their location is confidential as requested by the leasing agents. Photographs of rentals 3, 4 and 5 are as follows.

RENTAL PHOTOGRAPHS

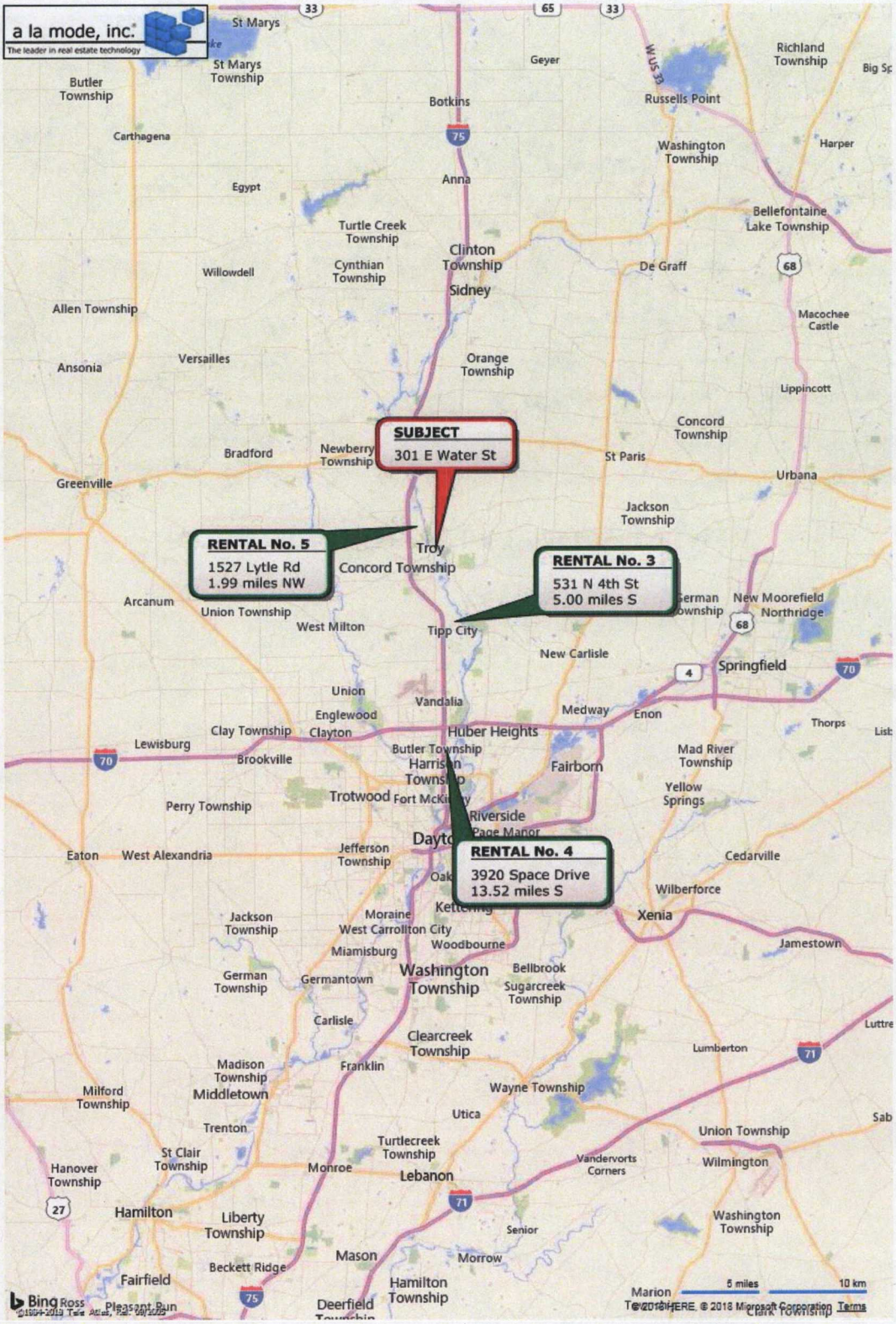
RENTAL 3: 531 N 4TH STREET, TIPP CITY, OH

RENTAL 4: 3920 SPACE DR., DAYTON, OH

RENTAL PHOTOGRAPHS

RENTAL 5: 1527 LYTLE ROAD, TROY, OH

COMPARABLE RENTALS MAP



RENTAL ADJUSTMENT GRID

ITEM	SUBJECT	RENTAL 1		RENTAL 2		RENTAL 3	
	301 E Water Street	Confidential Location	% ADJ.	Confidential Location	% ADJ.	531 N 4th Street	% ADJ.
RENT/SF	N/A	$3.75		$2.50		$1.95	
TYPE LEASE	Mod Gross	NNN	0.10	NNN	0.10	NNN	0.10
ADJ. RENT/SF	N/A	$4.13		$2.75		$2.15	
COND. OF LEASE	Arms Length	Arms Length	0.00	Arms Length	0.00	Arms Length	0.00
ADJ. RENT/SF	N/A	$4.13		$2.75		$2.15	
LEASE DATE	11/16/2018	2015-2020	0.00	2015-2025	0.00	2015-2024	0.00
ADJ. RENT/SF	Observation	$4.13		$2.75		$2.15	
LOCATION	Troy	Dayton	-0.05	Dayton	-0.05	Tipp City	0.00
SITE COVERAGE	66.70%	Typical	-0.03	Typical	-0.03	Typical	-0.03
SQUARE FOOT AREA	55,703	35,000	-0.07	68,000	0.05	82,221	0.09
% OFFICE AREA	2.3%	7.0%	-0.07	9.0%	0.10	3.6%	0.15
% AIR CONDITIONED	None	Office Only	-0.01	Office Only	-0.02	None	0.00
AGE/CONDITION	1932/Eff = 40	1997/Eff = 20	-0.27	1970/Eff=30	-0.13	1990/Eff = 25	-0.20
CONSTRUCTION TYPE	Masonry	Masonry	0.00	Masonry	0.00	Steel	0.08
EAVE HEIGHT	11'	24'	-0.10	26'	-0.10	21'	-0.08
DOCKS/DRIVE-IN DOORS	2 DI/3 Docks	0 Docks/2 Drive-in	0.03	3 Docks/0 Drive-in	0.02	11 Docks/1 Drive-in	-0.05
BASEMENT	Basement	None	0.10	None	0.08	None	0.08
OTHER UTILITY	Functional/Limited Parking	Superior	-0.10	Superior	-0.10	Superior	-0.10
NET % ADJ.	******		-0.57		-0.19		-0.05
INDICATED RENT/SF	******		$1.79		$2.23		$2.03

ITEM	SUBJECT	RENTAL 4		RENTAL 5	
	301 E Water Street	3920 Space Drive	% ADJ.	1527 Lytle Road	% ADJ.
RENT/SF	N/A	$2.50		$1.97	
TYPE LEASE	Mod Gross	NNN	0.10	Mod Gross	0.00
ADJ. RENT/SF	N/A	$2.75		$1.97	
COND. OF LEASE	Arms Length	Arms Length	0.00	Arms Length	0.00
ADJ. RENT/SF	N/A	$2.75		$1.97	
LEASE DATE	11/16/2018	2018-	0.00	Asking	-0.15
ADJ. RENT/SF	Observation	$2.75		$1.67	
LOCATION	Troy	Vandalia	-0.10	Troy	-0.05
SITE COVERAGE	66.70%	Typical	-0.03	Typical	-0.03
SQUARE FOOT AREA	55,703	60,833	0.02	23,720	-0.16
% OFFICE AREA	2.3%	0.0%	0.01	3.4%	0.01
% AIR CONDITIONED	None	None	0.00	None	0.00
AGE/CONDITION	1932/Eff = 40	1978/Eff = 25	-0.20	1965/Eff=40	0.00
CONSTRUCTION TYPE	Masonry	Masonry	0.00	Masonry	0.00
EAVE HEIGHT	11'	21'-22'	-0.08	16'	-0.04
DOCKS/DRIVE-IN DOORS	2 DI/3 Docks	11Docks/1 Drive-in	-0.08	0 Docks/1 Drive-in	0.20
BASEMENT	Basement	None	0.08	None	0.35
OTHER UTILITY	Functional/Limited Parking	Superior	-0.10	Superior	-0.10
NET % ADJ.	******		-0.48		0.18
INDICATED RENT/SF	******		$1.43		$1.98

Range Before Adjustments		**$1.95**	**To**	**$3.75**		
Range After Adjustments		**$1.43**	**To**	**$2.23**		
Simple Average After Adjustments				**$2.02**		
Order of Comparability		**4,5,1,2 & 3**				
	Rental	**Weighted**	**Average**	**Calculations**		
	4	**5**	**x**	**$1.43**	**=**	**$7.13**
	5	**4**	**x**	**$1.98**	**=**	**$7.91**
	1	**3**	**x**	**$1.79**	**=**	**$5.38**
	2	**2**	**x**	**$2.23**	**=**	**$4.47**
	3	**1**	**x**	**$2.03**	**=**	**$2.03**
		15				**$26.92**
		Weighted Average		**=**	**$1.79**	
Reconciled Rent Per Square Foot		**$1.80**	**Mod Gross**			

The total gross potential annual revenue is calculated as follows:

55,703	Sq. Ft.	@	$1.80	Per Sq Ft =	$100,265

The subject property is not forecasted to have any additional income; therefore the adjusted effective gross income would also equal $100,265.

The next step in the income approach is to project a vacancy and credit loss applicable to the subject. The subject property is currently rented through a pocket to pocket lease agreement. In the market analysis section it was noted that the vacancy and credit loss for the North Dayton Industrial Market, as reported by CoStar is 4.6% with a five year average of 7.4%. The Troy industrial market indicated a current vacancy of 0.6% with a five year average of 4.1%. Considering the quality, condition, utility and location of the subject, the appropriate vacancy and collection loss applicable to it, as unimpaired, is estimated at a higher rate due to the functional obsolescence at 14.0% over the typical holding period.

When the gross potential annual income of $100,265 is multiplied by a vacancy factor of 14.0%, it would equal $14,037. When this is subtracted from the gross annual revenue, the effective gross revenue would equal $86,228.

The next portion of the Income Approach is the explanation of expenses. Expenses for office properties are typically categorized into three areas with the first being fixed expenses. Fixed expenses include such items as taxes applicable to the real estate and insurance for the structure. The second category would be for variable expenses, which include salaries, advertising, utilities, and other services. The third category is for maintenance, repair, tenant turnover, management, and reserves for replacement. In order to estimate the applicable expenses for the subject, expense information from other office properties will be used.

The total expenses considered to be applicable to the operation of the subject are estimated as follows. They are based on a NNN lease with the lessor being responsible for the vacancy portion of taxes, insurance and utilities.

Item	$ Amount	$/SF
Taxes & Assessments	$5,309	$0.10
Insurance	$1,950	$0.04
Utilities	$7,798	$0.14
Structural/Maintenance	$11,141	$0.20
Management @ 5% AEGI	$4,311	$0.08
Reserves For Replacement	$13,926	$0.25
TOTAL	$44,435	$0.80

The total expenses would equate to $44,435 or $0.80 per square foot. Similar facilities indicated expenses within a range of $0.62 to $1.10 per square foot. Considering the subject's location and condition, the expenses at $0.80 are in line.

Thus, when the total expenses of $44,435 are subtracted from the adjusted effective gross revenue of $86,228, the remainder, or net operating income (NOI) would equal $41,793.

The final step of the Income Approach is processing the net operating income into an indication of overall property value. There are several methods or techniques available; however, the one considered to be the most applicable for this particular appraisal problem is direct capitalization by an overall rate.

The Band of Investment Method of Rate Compensation is a blending of mortgage and equity rates, which through the analysis of comparable data, are deemed to be applicable to the subject property. The capitalization rate developed is a weighted average, the weighing being the percentages of value that would be applicable to the mortgage and equity positions. The rate of compensation for the mortgage portion is the rate of interest and terms as represented by the mortgage constant and the equity position is represented by the rate of return necessary to attract investment capital for this type of property in this location. Reference was made to RealtyRates.com for information concerning interest rates, loan terms, loan to value ratios as well as equity dividend rates.

After searching the market, the mortgage rates and terms which would provide the investor with the greatest leverage are considered to be at a 75% loan to value ratio with a 20 year amortization period and a 5.5% rate of interest. The rate of return that is considered to be necessary to attract investment capital and yield an acceptable return on equity for the subject property taking into consideration its location, physical and functional characteristics is estimated at 15.00%. With a loan-to-value ratio of 75%, the equity position would equate to 25% of total value. The mortgage constant as represented by the rate of interest and loan terms is calculated at 0.0825. This would indicate a capitalization rate of 0.0994 or 9.94%.

Overall rates of industrial sales from our office files indicate a range of 7.91% to 11.5%.

RealtyRates.com Investor Survey, Fourth Quarter 2018, Industrial All Types Investor Survey indicated a range of 4.83% to 13.52% with an average of 9.72%.

The overall rate considered applicable to the subject property, considering its overall utility is reconciled at 10.0%.

When the net operating income of $41,793 is capitalized by the overall rate of 10.0%, the indicated value would equal $417,935. However, from this the estimated cost to cure the deferred maintenance at $155,000 is subtracted. This would indicate an unimpaired value of $262,935. This is rounded to:

$260,000.00

SUMMARY OF INCOME APPROACH - UNIMPAIRED

I ESTIMATED GROSS ANNUAL INCOME

55,703	Sq. Ft.	@	$1.80	Per Sq Ft	=	$100,265
55,703						
					=	$100,265

II INCOME FROM OTHER SOURCES $0

III ADJUSTED GROSS POTENTIAL $100,265

IV LESS VACANCY & CREDIT LOSS

@ 14.00% = -$14,037

V ADJUSTED EFFECTIVE GROSS INCOME $86,228

VI ANNUAL EXPENSES

Item	$ Amount	$/SF
Taxes & Assessments	$5,309	$0.10
Insurance	$1,950	$0.04
Utilities	$7,798	$0.14
Structural/Maintenance	$11,141	$0.20
Management @ 5% AEGI	$4,311	$0.08
Reserves For Replacement	$13,926	$0.25
TOTAL	$44,435	$0.80

-$44,435

VII NET OPERATING INCOME (NOI) $41,793

BAND OF INVESTMENT METHOD OF RATE COMPENSATION

75%	Loan To Value Ratio					
20	Years Amortization			(Fixed)		
5.50%	Rate Of Interest					
0.0825	Mortgage Constant					
15.00%	Equity Dividend (Return)					
	0.75	X	0.0825	=	0.0619	
	0.25	X	0.1500	=	0.0375	
	Blended Rate				0.0994	9.94%

OAR's of Comparable Sales Indicated a range of 7.91% to 11.5%
RealtyRates.Com, Fourth Qtr., 2018, Industrial All Types , indicate 4.83% to 13.52% - AVG = 9.72%
Reconcilled OAR 10.00%

Market NOI	**$41,793 Capitalized By**	**0.1000**	=	**$417,935**
Less cost to cure deferred maintenance				**-$155,000**
				$262,935

ROUNDED TO **$260,000**
$4.67 PER SF

Any variation in the actual numbers is due to rounding in the Excel Program. This rounding is not considered to have any significant influence on the estimated value by this approach.

RECONCILIATION AND FINAL VALUE OPINION AS UNIMPAIRED:

The direct sales comparison and income approaches were the only approaches developed for the market value opinion. The value opinion by these approaches is considered to be representative of the market value of the subject.

EXPECTED PROSPECTIVE AS UNIMPAIRED

OPINION OF VALUE BY THE DIRECT SALES COMPARISON APPROACH:	$250,000.00
OPINION OF VALUE BY THE INCOME APPROACH:	$260,000.00

The direct sales comparison approach is primarily based upon the valuation principals of substitution and contribution. In appraisal analysis, this approach assumes that an informed purchaser will pay no more for a property than the cost of acquiring a substitute one with equal or similar utility. The adjustment process is used to measure the contributory value for any meaningful dissimilarity. This approach is generally the best estimate of what the comparable would have sold for had it possessed all of the salient characteristics of the subject. This approach took into consideration the overall sales price per square foot of gross building area method. The sales that were used were all similar type facilities. The indicated value from this approach is considered to provide a reliable opinion of value.

The income approach is primarily based upon the valuation principle of anticipation, which is the expectation of future benefits. The future benefits for an investment property are the annual income and receipts that are received from the possession of it. Since the property is capable of attracting investment capital, the income approach was also considered in this analysis.

After careful consideration of the basic principles of real property value, owner and investor expectations, as well as an analysis of the direct sales comparison and income approaches, fairly equal weight was given to both approaches.

As a result of our analysis, the final opinion of the expected prospective market value of the fee simple estate of the improved property, as unimpaired, as of November 16, 2020 is:

TWO HUNDRED FIFTY-FIVE THOUSAND DOLLARS

$255,000.00

EXTRAORDINARY ASSUMPTION: (an assignment specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions)	**It is an extraordinary assumption that the appraiser has relied on the scientific information supplied by Shari Kolak, United States EPA, referenced in the "Proposed Plan For Interim Source Area Cleanup East Troy Contaminated Aquifer Site (ETCA) Troy, Miami County, Ohio" and other information contained in the appraiser's file. This information includes the nature and extent of the contamination, estimates of future remediation costs and their timing, liabilities for cleanup, potential for off-site impacts, and other environmental risk factors, as may be relevant.**

VALUE OPINION AS IMPAIRED

The effects of environmental contamination on the value of real property are typically categorized as cost to cure, any limitations on the use of the property, as well as increased risks due to the ownership perceived by market participants. The impaired value of the subject is then calculated by taking the unimpaired value of $255,000 and subtracting from it the remediation costs of $1,800,000, as well as any use effects and any perceived risk or stigma.

The fact that the remediation costs, as estimated by the EPA, is **significantly** higher than the unimpaired value, any use or risk effects are a moot point.

The math would indicate a negative value of -$1,545,000. Theoretically the property has a negative value; realistically the property is considered to have no value.

It is noted that it might be possible to find a tenant for storage purposes without personnel being necessary on site. However, in the impaired condition, any rental income/value would be offset by the remediation costs.

As a result of my analysis, the final opinion of the as is market value of the fee simple estate of the subject property as impaired, as of November 16, 2018 is:

NO VALUE

EXPOSURE TIME

Exposure time may be defined as follows: The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective opinion based on an analysis of past events assuming a competitive and open market. Exposure time is always presumed to precede the effective date of the appraisal.

The subject property is not under contract. The present market conditions are not favorable for properties similar to the subject property; however there are more financing hurdles which lengthen the period of time from the contract to the actual closing date. Therefore, a reasonable exposure time is estimated to be within a range of 24 to 36 months as impaired. This estimate considers information from the EPA concerning the time frame for the remediation.

The market value definition assumes payment is made in cash to the seller and that a well-informed buyer would use conventional mortgage financing with terms generally available on the effective date of the appraisal. For the specific purpose of this report, it is also assumed that the subject property would have received adequate exposure for sale in the open market for a period of time of 24 to 36 months as impaired. The effect of atypical financing, services, or fees has not been considered and the value opinion is subject to change if the actual financing or marketing period is significantly different than that envisioned in this report.

APPRAISER DISCLOSURE STATEMENT

In compliance with Ohio Revised code Section 4763.12 (C)

1. Name of Appraiser Bruce E. Schenck

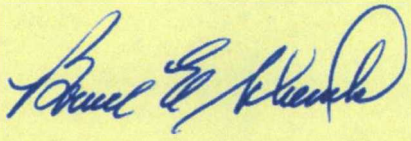
2. Class of Certification/Licensure: X Certified General
__ Licensed Residential
__ Temporary __ General __ Licensed

Certification/Licensure Number: 385394

3. Scope: This report X is within the scope of my Certification or license.
_is not within the scope of my Certification or License.

4. Service Provided By: X Disinterested & Unbiased Third Party
__ Interested & Biased Third Party
__ Interested Third Party on Contingent Fee Basis

5. Signature of person preparing and reporting the appraisal



This form must be included in conjunction with all appraisal assignments or specialized services performed by a state-certified or state-licensed real estate appraiser.

State of Ohio
Department of Commerce
Division of Real Estate
Appraiser Section
77 South High Street, 20th Floor
Columbus, OH 43215-6133
Phone: (614) 466-4100

STATE APPRAISER CERTIFICATION CERTIFICATE

STATE OF OHIO
DIVISION OF REAL ESTATE
AND PROFESSIONAL LICENSING

AN APPRAISER LICENSE/CERTIFICATE
has been issued under ORC Chapter 4763 to:

NAME: Bruce E Schenck
LIC/CERT NUMBER: 000385394
LIC LEVEL: Certified General Real Estate Appraiser
CURRENT ISSUE DATE: 01/29/2018
EXPIRATION DATE: 01/31/2019
USPAP DUE DATE: 01/31/2019

APPRAISAL QUALIFICATIONS
BRUCE E. SCHENCK, MAI, SREA, SRA

EDUCATION

1968 – 1969	Attended Ohio State University
1971	Seminar on Appraising Income Producing Properties, sponsored by the Dayton Chapter of the Society of Real Estate Appraisers.
1972	Residential Appraisal Course, conducted by John R. Remick, MAI, sponsored by the Dayton Board of Realtors.
1972	Principles of Real Estate I, sponsored by Sinclair Community College.
1972	Course 101, An Introduction to Appraising Real Property, sponsored by the Society of Real Estate Appraisers.
1973	Course 201, Principles of Income Property Appraising, sponsored by the Society of Real Estate Appraisers.
1973	Seminar on Condominium Appraising, sponsored by the Dayton Chapter of the Society of Real Estate Appraisers.
1973	Successfully completed Residential Examination #2 (R-2), sponsored by the Society of Real Estate Appraisers.
1973	Narrative Report Seminar, sponsored by the Society of Real Estate Appraisers.
1973	Seminar on the Instant Mortgage Equity Technique, sponsored by the Dayton Chapter of the Society of Real Estate Appraisers.
1973	Appraisal Clinic, sponsored by the Ohio Savings and Loan League.
1973	Course on the Introduction to the Savings Association Business, sponsored by Sinclair Community College, Dayton, Ohio and the American Savings and Loan Institute.
1974	Seminar on the Appraisal Uses of Multiple and Linear Regression Analysis, sponsored by the Society of Real Estate Appraisers.
1977	Seminar on Redlining, conducted by F. Gregory Opelka, sponsored by the Dayton Chapter of the Society of Real Estate Appraisers.
1978	Seminar on the Uses of the Marshall Valuation Service for the Cost Approach to Value, sponsored by the Marshall Valuation Service.
1979	Short Seminar on the Appraisal Policies of the Federal Home Loan Bank Board, conducted by the Donald "Casey" Hambleton, SREA, MAI, sponsored by the Dayton Chapter of the Society of Real Estate Appraisers.

1979	Seminar on Basic Money Market and Economic Analysis, conducted by John H. Davis, PHD., SRPA, sponsored by the Dayton Chapter of the Society of Real Estate Appraisers.
1979	Short Seminar on Applicability of the Ellwood Capitalization Technique, conducted by Edward L. White, SRPA, MAI, sponsored by the Dayton Chapter of the Society of Real Estate Appraisers.
1980	Short Seminar on Condominium Conversions, conducted by Donald Casey Hambleton, SREA, MAI, sponsored by the Dayton Chapter of the Society of Real Estate Appraisers.
1981	Seminar on Hewlett Packard 38E/38C Operations for Real Estate Appraisers, conducted by Daniel L. Miller, Hewlett Packard Corp., sponsored by the Cincinnati Chapter of the Society of Real Estate Appraisers.
1981	Short Seminar on the "Common Errors in Completing FNMA Form 1004", sponsored by the Dayton Chapter of the Society of Real Estate Appraisers.
1981	Seminar on "Creative Financing and Cash Equivalency", conducted by Felice A. Rocca, SREA, MAI, sponsored by the Dayton Chapter of the Society of Real Estate Appraisers.
1982	Clinic on "Selecting Cap Rates Today", sponsored by the Society of Real Estate Appraisers Annual Conference.
1982	Clinic on "Adjusting Creative Financing Terms to the FNMA Report Form", sponsored by the Society of Real Estate Appraisers Annual Conference.
1982	Clinic on "Financing in Today's Market", sponsored by the Society of Real Estate Appraisers Annual Conference.
1984	Seminar on "Investment Feasibility Analysis", Society of Real Estate Appraisers.
1984	Seminar on "Market and Marketability Analysis" Society of Real Estate Appraisers.
1984	Seminar on "Real Estate Investments: An Introduction to Cash Flow and Risk Analysis", Society of Real Estate Appraisers.
1985	Clinic on "The Challenge of Economic Obsolescence", Society of Real Estate Appraisers Annual Conference.
1985	Clinic on "Capital Market Influences on Real Estate Value", Society of Real Estate Appraisers Annual Conference.
1985	Clinic on "Valuation Concepts of Partial Interests: Lease Hold/Lease Fee", Society of Real Estate Appraisers Annual Conference.
1987	Seminar on the Uniform Residential Appraisal Report Form, Society of Real Estate Appraisers.
1988	Professional Practice Seminar, Society of Real Estate Appraisers.
1988	Hotel/Motel Properties: Feasibility and Appraisal Workshop, Annual Conference Society of Real Estate Appraisers.
1988	Functional Obsolescence for Residential and Income Properties workshop, Annual Conference Society of Real Estate Appraisers.
1989	Clinic on "Appraising Partial Interests in Real Estate", sponsored by the Society of Real Estate Appraisers International Conference, New York, New York.

1990	Thirteenth Annual Real Estate Economic Seminar, Sponsored by the Ohio State University and the Ohio AIREA Chapter.
1991	Standards of Professional Practice Part A, Sponsored by the Appraisal Institute, Dayton Chapter. Examination passed
1993	Sixteenth Annual Real Estate Economic Seminar, Sponsored by the Ohio State University and the Buckeye Chapter, Appraisal Institute.
1994	Appraiser's Complete Review Seminar, Appraisal Institute
1994	Understanding Limited Appraisals – General Appraisal Institute
1994	Understanding Limited Appraisals – Residential Appraisal Institute
1996	Regression Analysis: The Appraisal Approach of the Future; Sponsored By McKissock Data Systems; Columbus, Ohio
1996	Standards of Professional Practice, Parts A & B, Cardinal Chapter, Appraisal Institute, Exams Passed.
1996	Nineteenth Annual Real Estate Economic Seminar, Cardinal Chapter, Appraisal Institute.
1997	Twentieth Annual Real Estate Economic Seminar, Cardinal Chapter, Appraisal Institute.
1999	Technology and the Modern Appraiser, Fifteen Hours, a la mode, inc.
1999	Twenty Second Annual Real Estate Economic Seminar, Cardinal Chapter, Appraisal Institute.
2000	Introduction to Review Appraisal; Seminar, McKissock Data Systems, Inc.
2001	Real Estate Fraud & The Appraiser's Role; Seminar, McKissock Data Systems, Inc.
2001	The Appraiser As Expert Witness; Seminar, McKissock Data Systems, Inc.
2001	Uniform Standards of Professional Appraisal Practice, Part C, Course No. 430, Appraisal Institute, Examination Passed
2001	Twenty-fourth Annual Real Estate Economic Seminar, Cardinal Chapter Appraisal Institute and The Ohio State University
2002	Twenty-fifth Annual Real Estate Economic Seminar, Cardinal Chapter Appraisal Institute and The Ohio State University
2003	Tax Impact and Strategy Income Property/Deductions and Credits, Depetro-Rubin Seminars
2003	USPAP National Update, 2003, Standards & Ethics For Professionals
2003	Twenty-sixth Annual Real Estate Economic Seminar, Cardinal Chapter Appraisal Institute and The Ohio State University
2004	Twenty-seventh Annual Real Estate Economic Seminar, Cardinal Chapter Appraisal Institute and The Ohio State University

2005	Appraising High-Value Residential Properties, Seminar, McKissock Data Systems, Inc.
2005	The Professional's Guide To The Uniform Residential Appraisal Report form, Cardinal Chapter, Appraisal Institute
2005	USPAP National Update, 2005, Standards & Ethics For Professionals
2006	Business Practices and Ethics, Seminar, Exam Passed, Cardinal Chapter, Appraisal Institute
2006	29th Annual Real Estate Economic Seminar, Cardinal Chapter, Appraisal Institute
2007	Uniform Appraisal Standards For Federal Land Acquisitions, Blue Grass Chapter, Appraisal Institute
2007	30th Annual Real Estate Economic Seminar, Cardinal Chapter, Appraisal Institute
2008	USPAP National Update, 2008, Standards & Ethics For Professionals
2008	Appraisal Challenges: Declining Markets & Sales Concessions, Cardinal Chapter, Appraisal Institute
2008	31st Annual Real Estate Economic Seminar, Cardinal Chapter, Appraisal Institute
2009	USPAP National Update, 2009, Standards & Ethics For Professionals
2010	Online Eminent Domain and Condemnation, Online seminar, The Appraisal Institute
2010	USPAP National Update, 2010, Standards & Ethics For Professionals
2010	I received a Certificate of Completion for the Valuation of Conservation Easements certificate program, November 15-19, 2010, as offered by the American Society of Appraisers, the American Society of Farm Managers and Rural Appraisers and the Appraisal Institute and endorsed by the Land Trust Alliance. This certificate indicates that I have the completed the Valuation of Conservation Easements educational requirements and passed the examination.
2010	33rd Annual Real Estate Economic Seminar, Appraisal Institute
2010	Business Practices & Ethics, Blue Grass Chapter, Appraisal Institute
2011	Industry Changes for Real Estate Appraisers – A Guide to AIR and UAD
2011	34th Annual Real Estate Economic Seminar, Appraisal Institute
2012	USPAP National Update, 2012, Standards & Ethics For Professionals
2012	Fundamentals of Separating Real Property, Personal Property, and Intangible Business Assets, Appraisal Institute, Examination Passed
2013	Business Practices & Ethics, Blue Grass Chapter, Appraisal Institute
2013	36th Annual Real Estate Economic Seminar, Appraisal Institute
2014	Online Analyzing Operating Expenses, Online Seminar, Appraisal Institute
2014	37th Annual Real Estate Economic Seminar, Appraisal Institute

2015	38th Annual Real Estate Economic Seminar, Appraisal Institute
2016	Online Forecasting Revenue, Online Seminar, Appraisal Institute
2017	Supervisor-Trainee Course for Ohio, Online Seminar, McKissock, Examination Passed
2018	Basic Hotel Appraising – Limited Service, Online Seminar, McKissock, Examination Passed
2018	Comparative Analysis, Appraisal Institute, Online Seminar, Examination Passed
2018	Solving Land Valuation Puzzles, Appraisal Institute
2018	National USPAP Update (2018-2019), McKissock

PROFESSIONAL EXPERIENCE

1968 – 1970	Harold E. Schenck and Sons Builder, as a partner. Work consisted on all carpenter duties and management of the partnership.
1970 – 1978	Staff Appraiser with State Fidelity Federal Savings & Loan Association, Dayton, Ohio. Assignments included all types of real property including apartment complexes, condominiums and condominium complexes, farms, commercial and industrial properties including office buildings, strip shopping centers, warehouses, special purpose properties and land acquisition and development requests. These assignments covered an area of eight counties in Southwestern Ohio. Duties also consisted of assigning workloads, reviewing appraisals and training of new employees.
1978 – 1984	Vice President, Chief Appraiser, The Third Savings and Loan Company, Piqua, Ohio.
1984	Chief Executive Officer, The Miami Valley Appraisal Company, Piqua, Ohio, a subsidiary of Third Savings and Loan.
1985	Mann, Dunham & Associates, Inc., Dayton, Ohio.
1986–Present	Owner, B. E. Schenck & Associates, Vandalia, Ohio

ORGANIZATION AFFILIATIONS

1980	Received the Senior Real Property Appraiser (SRPA) Designation, Society of Real Estate Appraisers.
1980	Received the Senior Residential Appraisers (SRA) Designation, Society of Real Estate Appraisers.
1990	Received the Senior Real Estate Analyst (SREA) Designation, Society of Real Estate Appraisers.
1991	Received the Member Appraisal Institute (MAI) Designation, Appraisal Institute.
1993	Realtor Member Dayton Area Board of Realtors.
1993	Realtor Member Darke County Board of Realtors.

STATE CERTIFICATION

1992	State of Ohio, General Appraiser Certification, Certificate Number 385394

OFFICES AND COMMITTEES

1976	Elected to the Board of Directors for a two year term of the Dayton Chapter of the Society of Real Estate Appraisers.
1978	Elected to the Office of Treasurer of the Dayton Chapter of the Society of Real Estate Appraisers.
1979	Elected to the Office of Vice President of the Dayton Chapter of the Society of Real Estate Appraisers.
1980	Elected to the Office of President Elect of the Dayton Chapter of the Society of Real Estate Appraisers.
1981	Elected to the Office of President of the Dayton Chapter of the Society of Real Estate Appraisers.
1982 – 1984	Appointed to the Editorial Review Board for "The Real Estate Appraiser and Analyst", the Professional Journal of the Society of Real Estate Appraisers.
1983	Appointed as Vice Chairman of the Operations Sub-Committee of the SRA/SRPA International Admissions Committee, Society of Real Estate Appraisers.
1983 – 1984	Appointed to the Real Estate Advisory Committee, Edison State Community College, Piqua, Ohio.
1984	Reappointed as Vice Chairman of the Operations Sub-Committee of the SRA/SRPA International Admissions Committee, Society of Real Estate Appraisers.
1984 – 1985	Appointed as Chairman of the Admissions Committee of the Dayton Chapter of the Society of Real Estate Appraisers.
1985 – 1986	Appointed as a Director of the SREA Market Data Center, a nationwide comparable data base.
1985	Elected to the Board of Directors of the Dayton Chapter of the Society of Real Estate Appraisers.
1986 – 1990	Appointed Vice-Governor of District 24, Society of Real Estate Appraisers.
1986	Appointed to the 1987 Conference Committee for the International Society of Real Estate Appraisers.
1987	Appointed to the Candidate Guidance Subcommittee of the International SRA/SRPA Admissions Committee.
1988 – 1990	Appointed to serve on the SRA/SRPA International Admissions Committee, Society of Real Estate Appraisers.
1988 – 1990	Appointed as Chairman of the Candidate Guidance Subcommittee of the SRA/SRPA International Admissions Committee.

1989	Appointed to the Society of Real Estate Appraisers Unification Committee to study consolidation with the American Institute of Real Estate Appraisers.
1990	Appointed Program Chairman for the 1991 Education Conference, Appraisal Institute, combined organization of the Society of Real Estate Appraisers and the American Institute of Real Estate Appraisers).
1990	Appointed for a three year term to the National Board of Directors of the Appraisal Institute, 1991 - 1993
1990	Appointed to the special Steering Committee Experience Task Force for the Appraisal Institute
1990	Appointed for a three-year term to serve on the National General Appraiser Admissions Committee (1991 - 1993) of the Appraisal Institute.
1991	Appointed Regional Chairman - Region V, Appraisal Institute
1991	Member of the National Committee of Regional Chairs, Appraisal Institute
1991	Appointed to serve on the Candidate Guidance Sub Committee of the General Admissions Committee of the Appraisal Institute

TEACHING

Real Estate Finance and Appraising the Single Family Residence, Edison State Community College, Piqua, Ohio. 1979 - 1985

Seminars on Appraising the Single Family Residence, Miami County Board of Realtors, Piqua, Ohio; Darke County Board of Realtors, Greenville, Ohio; and the Shelby County Board of Realtors, Sidney, Ohio.

An Introduction To Appraising Real Property (Course 101), Society of Real Estate Appraisers.

Society of Real Estate Appraisers' Seminar "The Underwriter's Guide to Real Property Appraisal".

Appraising The Single Family Residence, Sinclair Community College, Dayton, Ohio. 1987 – 1988 Co-Sponsored by the Dayton Area Board of Realtors

State Appraiser Certification - Residential Exam Prep Seminar, Society of Real Estate Appraisers

Appraising Income Producing Properties, Sinclair Community College, Dayton, Ohio, Spring Quarter, 1996